

City of Springfield



Agenda

City Council

- *revised*

Jeff Schrag, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Bruce Adib-Yazdi, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

June 23, 2025

6:30 PM

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

Rules and procedures.

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. May 19, 2025, City Council Meeting, May 27, 2025, Special City Council Meeting, and June 9, 2025, City Council Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

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

4. CEREMONIAL MATTERS.

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

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2025-121 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 104 acres of property generally located at 3299, 3373, and 3449 North Vernon Road from R-SF, Single-Family Residential District to Planned Development No. 391; and adopting an updated Official Zoning Map. (By: Hulston Investments Inc. & Laura Hawkins-Morris et al; 3299, 3373 and 3449 North Vernon Road (Farm Road 159); Planned Development No. 391).

- 6.2. Council Bill 2025-124 (Carroll)
A special ordinance authorizing the City Manager, or designee, to apply to the United States Department of Housing and Urban Development (“HUD”) for Federal Fiscal Year 2025 Community Development Block Grant (“CDBG”) funds in the amount of \$1,489,039 and HOME Investment Partnerships Program (“HOME”) funds in the amount of \$1,013,179.74 pursuant to the Consolidated Plan; to accept CDBG and HOME funds if awarded and enter into agreements necessary to accept and carry out any such grants; and approving the grant project recommendations.
- 6.3. Council Bill 2025-125 (Horton)
A special ordinance amending the Fiscal Year 2024-2025 budget of the Airport, in the amount of \$665,000 to appropriate reserves from the Capital Improvement Fund to supplement the current budget of the Airport Terminal Flooring Project.
- 6.4. Council Bill 2025-126 (Horton)
A special ordinance amending the Fiscal Year 2024-2025 budget for the Department of Environmental Services, in the amount of \$1,870,000, to appropriate retained earnings of the Clean Water Fund for design of the Northwest Wastewater Treatment Plant Facility Improvements Project.
- 6.5. Council Bill 2025-127 (Lee)
A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a collective bargaining agreement (the “CBA”) with the International Brotherhood of Electrical Workers AFL-CIO Union Number 753 (“IBEW”) regarding a bargaining unit within the City’s Crafts, Trades, and Labor employee group; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the IBEW regarding matters of interpretation of the CBA.
- 6.6. Council Bill 2025-128 (Carroll)
A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a First Amendment to the July 1, 2024, Collective Bargaining Agreement (the “CBA”) with the International Brotherhood of Electrical Workers AFL-CIO Union Number 753 (“IBEW”) regarding a bargaining unit within the City’s Professional, Administrative, and Technical employee group for the purpose of increasing salaries; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the IBEW regarding matters of interpretation of the CBA.
- 6.7. Council Bill 2025-129 (Hardinger)
A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a First Amendment to the July 1, 2024, Collective Bargaining Agreement (the “CBA”) with the Springfield Police Officers’ Association, Fraternal Order of Police Lodge 22 (“SPOA”) for the purpose of increasing salaries; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the SPOA regarding matters of interpretation of the CBA.
- 6.8. Council Bill 2025-130 (Hosmer)
A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a First Amendment to the July 1, 2024, Collective Bargaining Agreement (the “CBA”)

with the International Association of Fire Fighters, Southern Missouri Professional Fire Fighters Local 152 ("IAFF") for the purpose of increasing salaries; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the IAFF regarding matters of interpretation of the CBA.

6.9. Council Bill 2025-131 (Lee)

A general ordinance amending the Springfield City Code, Section 2-92. "Salary Ordinance," by amending job titles within the City service to add or delete various job titles; by providing pay adjustments for non-bargaining unit employees on the following salary schedules: Professional, Administrative, and Technical (Non-Union and Unclassified), Crafts, Trades and Labor Non-Union, Fire Protection Schedule Non-Union (80 and 112 Hour), and Law Enforcement Schedule Non-Union; and by incorporating pay improvements impacting bargaining unit members that were negotiated and tentatively agreed to.

6.10. Council Bill 2025-132 (Carroll)

A general ordinance amending the Springfield City Code, Section 2-91, known as the "Merit System Rules and Regulations," by amending Merit Rule 22.5 Life Insurance - Bomb Squad, Water Rescue, and Hazardous Materials Teams for the purpose of adding Technical Rescue.

6.11. Council Bill 2025-133 (Hosmer)

A special ordinance authorizing the City Manager, or designee, to enter into an agreement with the Springfield Convention and Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri, in an amount to equal forty-seven percent (47%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$4,421,575 for Fiscal Year 2025-2026, for the purpose of promoting travel and tourism within the City of Springfield.

6.12. Council Bill 2025-134 (Hardinger)

A special ordinance authorizing the City Manager, or designee, to enter into an agreement with the Greater Springfield Area Sports Commission, Inc., in an amount to equal four and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$339,750 for Fiscal Year 2025-2026, to promote the attraction of sporting events to the community.

6.13. Council Bill 2025-135 (Lee)

A special ordinance authorizing the City Manager, or designee, to enter into an agreement with the Springfield Regional Arts Council, Inc., in an amount to equal four and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$339,750 for fiscal year 2025-2026, to support the visual and performing arts within the City of Springfield.

6.14. Council Bill 2025-068 (Hosmer)

A general ordinance amending Chapter 70 of the Springfield City Code, 'Licenses, Permits and Miscellaneous Business Regulations,' Article II, "Business and Occupational Licenses in General,' Division 1, 'Generally,' Sections 70-36, 'Application for license,' and 70-44, 'Payment of other taxes and special charges prerequisite to

issuance of license,' for the purpose of requiring proof of payment of all personal property taxes as a prerequisite of obtaining an occupational license.

6.15. Council Bill 2025-136 (Adib-Yazdi)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hidden Gem Estates, generally located at 6116 South Farm Road 175, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance; and authorizing gates across private streets.

7. RESOLUTIONS.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2025-139 (Lee)

A general ordinance amending Chapter 36 of the Springfield City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement, and Review,' Section 36-368, 'Publication and posting of notices,' for the purpose of aligning City Code with state publication requirements.

13. FIRST READING BILLS. Requiring One Reading.

Citizens May Speak. May Be Voted On.

13.1. Council Bill 2025-140 (Horton)

A special ordinance approving the plans and specifications for the Mount Vernon and Miller sidewalks project; accepting the bid of JD Wallace Contracting, LLC for construction of the project in the amount of \$813,162; authorizing the City Manager, or designee, to enter into a contract with such bidder; and declaring that this Ordinance qualifies for approval in one reading pursuant to Section 2.16(25) of the City Charter.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-141 (Carroll)

A general ordinance amending Chapter 38 of the Springfield City Code, "Building Development Codes," by deleting Article XV, "Floodplain Management," and enacting a new Article XV, "Floodplain Management," in lieu thereof for the purpose of complying with the Federal Emergency Management Agency's most recent model floodplain management ordinance.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. David Romano wishes to address City Council.

15.2. Tim Havens wishes to address City Council.

16. NEW BUSINESS.

16.1. The Mayor recommends the following reappointment to the Springfield-Greene County Library Board: Chris Bozarth with term to expire July 1, 2028.

16.2. The Interim City Manager recommends the following appointment to the Art Museum Board: Lindsey McDaniel with term to expire June 1, 2028.

16.3. The Interim City Manager recommends the following appointment to the Art Museum Board: Misty Tollett with term to expire June 1, 2026.

16.4. The Interim City Manager recommends the following appointment to the Art Museum Board: Mark Wheeler with term to expire June 1, 2027.

16.5. The Interim City Manager recommends the following reappointments to the Art Museum Board: Nora Cox and Dr. Mitzi Kirkland-Ives with terms to expire June 1, 2028.

16.6. Refer to the Plans and Policies Committee review and consideration of changes to General Ordinance 6913.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

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

19.1. Council Bill 2025-142 (Jenson)

A special ordinance approving the purchase of real property, commonly known as 4455 West Farm Road 168, for use as buffer land adjacent to the Southwest Wastewater Treatment Plant; and authorizing the City Manager, or designee, to enter a contract and do those things necessary to acquire said property.

19.2. Council Bill 2025-143 (Horton, McGull)

A special ordinance authorizing the City Manager, or designee, to enter into a Memorandum of Understanding with the Missouri Department of Natural Resources for the purpose of installing, operating, and maintaining two streamgages.

20. CONSENT AGENDA – ONE READING BILLS.

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

21.1. Council Bill 2025-137 (Hosmer)

A special ordinance authorizing the City Manager, or designee, to accept grant funds from the Community Foundation of the Ozarks in the amount of \$17,000 for use by the Springfield-Greene County Health Department to promote vaccine awareness and to enter into necessary agreements to carry out the grant; and amending the Fiscal Year 2024-2025 budget in the amount of \$17,000 to appropriate the funds.

21.2. Council Bill 2025-138 (Horton)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hulston Subdivision, generally located at 3373 and 3449 North Vernon 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.

22. END OF CONSENT AGENDA.

23. ADJOURN.



City of Springfield

Minutes

City Council Meeting

Jeff Schrag, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Bruce Adib-Yazdi, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

May 19, 2025

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. Approval of Minutes. May 5, 2025, City Council Meeting, May 6, 2025, Special City Council Meeting, and May 13, 2025, Special City Council Meeting.

Councilmember Jenson moved to approve the minutes of the May 5, 2025, City Council Meeting, May 6, 2025, Special City Council Meeting, and May 13, 2025, Special City Council Meeting as presented. Mayor Pro Tem Hardinger seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

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

The Consent Agenda was approved as presented by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

The Mayor welcomed Scout Troop 410.

4. CEREMONIAL MATTERS.

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

Collin Quigley, Interim City Manager, presented the City Manager's Report.

Mr. Quigley noted the City of Springfield was celebrating National Public Works Week this week by releasing its 2024 Public Works Annual Report, and with various staff events aimed at highlighting Public Works and Environmental Services professionals. He further noted traditional Public Works responsibilities were split between the departments of Public Works and Environmental Services. He added these departments build and maintain vital infrastructure, and provide services important to maintaining public health, quality of life, and well-being of Springfield citizens. Mr. Quigley noted both departments had a long held a reputation for leadership, innovation, and environmental stewardship, collectively achieving reaccreditation from the American Public Works Association (APWA) by achieving 100% compliance. He thanked Public Works Director Dan Smith, Environmental Services Director Errin Kemper, and their teams for the important functions they perform every day.

Mr. Quigley noted a new environmental education pavilion at Lost Hill Park would be dedicated Wednesday, May 21 at 2:00 p.m. He added Lost Hill Park was located at 4705 N. Farm Road 151, in north Springfield.

Mr. Quigley noted the groundbreaking ceremony for Springfield's new Animal Shelter was rescheduled for May 29 at 2:00 p.m. He added the new facility would be built at 3303 W Division St.

Paul Williams, Police Chief, presented a Police Chief's Update. Chief Williams noted crime had steadily declined over the last four years. He added crime was down approximately 4 percent for the first quarter. Chief Williams further noted there was a 7 percent increase in aggravated assault and a 10 percent decrease in Crimes Against Property. Chief Williams noted vehicle-related crimes continued to decline. He emphasized the importance of crime prevention. Chief Williams added there was a 9 percent increase in shoplifting, and noted the department was working with big box stores to reduce those numbers. Chief Williams noted there was a 9.5 percent increase in Crimes Against Society due to an increase in arrests for illegal narcotics. Chief Williams noted gun violence had decreased due to aggressive enforcement and the efforts of the Coalition on Gun Safety and Gun Violence.

Chief Williams noted the number of municipal citations had nearly doubled from the prior year. He added the number of DUI arrests had decreased. Chief Williams provided an update on the UAV (Drone) Unit. He noted the unit averaged approximately 54 hours per month, with two drone officers and six apprehensions. Chief Williams further noted twelve special events were worked. Chief Williams noted over the last three months, officers worked 557 hours of overtime and had written 734 vehicle registration citations. He further noted thirteen vehicles were towed. He added officers would continue to monitor the issue and he encouraged individuals to register their vehicles.

Chief Williams provided an update on the Video Registration Program. He noted there were 1,685 cameras registered at 390 locations. Chief Williams further noted there was a QR code to use for registration and the cameras were a great investigative tool.

Chief Williams provided a staffing update. He noted there were currently 60 vacant positions. He added the goal was 20 to 25 vacancies. Chief Williams further noted there would be 18 in the next academy class. Chief Williams noted the recruitment marketing campaign would be tailored moving forward and possibly continued through October.

Councilmember Hosmer asked if companion citations to the vehicle registration citations were tracked. Chief Williams responded the direct patrol citations were tracked. Councilmember Hosmer noted the Greene County Collector reported 11,300 accounts were brought current since the vehicle registration ordinance enforcement began. He thanked the Police Department for the efforts. Councilmember Hosmer asked if there was an estimate of how many individual cameras were in the City. Chief Williams responded approximately 10 times the number that were registered.

Councilmember Jenson congratulated Chief Williams for the efforts in the enforcement of the unregistered vehicle ordinance. He noted there were approximately fifteen noise citations written in the last five years total. He expressed his belief there was a disparity between requests from City Council to address noise complaints and the number of citations written. Chief Williams responded there would be resources dedicated to noise complaints, specifically in the downtown area.

Councilmember McGull noted a decrease in gun violence was welcoming news. He asked if a grant was linked to the Gun Safety Initiative. Chief Williams responded the initiative had two components: the Gun Violence Gun Safety Collaborative and the Community Partnership of the Ozarks. He added bringing all entities together had a positive effect on the education side. Chief Williams noted they received a grant last year to establish a crime gun intelligence center in Springfield. He further noted a temporary ballistics data machine was installed, and the permanent machine was ordered. Chief Williams added a full-time gun analyst would be housed in the City as a regional effort.

Councilmember McGull asked if any small vehicles such as scooters had been seized due to violations. Chief Williams responded they would do everything possible to keep that from happening here.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2025-092 (McGull)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' for the purpose of annexing approximately 48.06 acres of private property generally located at 3830 East Division Street and approximately 1.2 acres of North Farm Road 185 adjacent to said property into the City of Springfield as Annexation A-4-2025. (By: East Division Development LLC ETAL; 3830 E Division Street; A-4-2025).

Ordinance 6927. Council Bill 2025-092 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

6.2. Council Bill 2025-093 (Horton)

A special ordinance granting Conditional Use Permit No. 481 for the purpose of permitting warehousing and storage facilities within a CC, Center City District, generally located at 1525 North Campbell Avenue. (By: The General Council of the Assemblies of God; 1525 N. Campbell Avenue; Conditional Use Permit No. 481).

Ordinance 28140. Council Bill 2025-093 (Horton) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

6.3. Council Bill 2025-094 (Horton)

A special ordinance granting Conditional Use Permit No. 480 for the purpose of permitting a transitional service shelter within an R-MD, medium-density multifamily residential district, generally located at 422 and 424 East Norton Road to expand operations to property located at 504 East Norton Road. (By: Good Samaritan Boys Ranch Foundation; 422, 424 & 504 E. Norton Road; Conditional Use Permit No. 480).

Ordinance 28141. Council Bill 2025-094 (Horton) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

6.4. Council Bill 2025-095 (Jenson)

A special ordinance approving the Redevelopment Plan for the Pinnacle on the Park Redevelopment Area, which is generally located at 525 South Campbell Avenue; declaring the area in such plan to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, and welfare; authorizing certain tax abatement within the plan area; and authorizing the City Manager, or designee, to execute an agreement with the applicant relating to the implementation of the Redevelopment Plan.

Ordinance 28142. Council Bill 2025-095 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

6.5. Council Bill 2025-096 (McGull)

A special ordinance approving the Redevelopment Plan for the Hampton-Florence Redevelopment Area, which is generally located along the south side of East McDaniel Street between South Hampton Avenue and South Florence Avenue; and declaring the area in such plan to be a blighted area and its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, and welfare.

Ordinance 28143. Council Bill 2025-096 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

6.6. Council Bill 2025-097 (Lee)

A special ordinance amending the budget of the City of Springfield for Fiscal Year 2024-2025, in the amount of \$930,132, to appropriate unused funds originally budgeted for Police Department salaries to address unfunded Police Department needs.

Councilmember Hosmer asked if the proposed was 100 percent of the Police Department salary savings. Mr. Quigley responded this was the second bill utilizing the savings. He added payouts were not budgeted for and noted the hope was to always have carryover at the end of the year. Councilmember Hosmer asked if any additional resources were available could more cameras be installed downtown. He added this would allow better identification. He noted he would like to know how many cameras were in that area. Mr. Quigley responded the information would be provided.

Ordinance 28144. Council Bill 2025-097 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

6.7. Council Bill 2025-098 (Hardinger, Jenson)

A special ordinance amending the City of Springfield, Missouri, budget for Fiscal Year 2024-2025 in the amount of \$50,000, to reflect a \$50,000 donation from the West Central Neighborhood Alliance for the purpose of reimbursing the City of Springfield, Missouri, for expenses related to the 2024 Birthplace of Route 66 Festival.

Ordinance 28145. Council Bill 2025-098 (Hardinger, Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Mayor Schrag. Nays: None. Absent: None. Abstain: None.

7. **RESOLUTIONS.**

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2025-103 (McGull)

A resolution declaring the Redevelopment Plan for the Hampton-Florence Redevelopment Area a Multi-Project Redevelopment Plan pursuant to Chapter 40 'Community Development,' Article II 'Workable Program,' Section 40-19 'Multi-program redevelopment plans,' of the Springfield City Code.

Amanda Ohlensehlen, Director of Economic Vitality and Workforce Development, provided a brief overview of the proposed. Ms. Ohlensehlen noted the proposed accompanied the previously voted on development plan. She further noted the workable program established a framework for the City to evaluate and implement request for real property tax abatement. She added City Council could grant an exception to the but for test and tax impact analysis if declared by resolution. Ms. Ohlensehlen noted the project was a multi-project redevelopment plan and the exception would allow flexibility to ensure tax abatement was available for future redevelopment of the area.

Councilmember Horton asked who was on the Industrial Development Authority Board. Ms. Ohlensehlen responded there were community members that were part of the board. She noted the item fell under the Land Clearance Redevelopment Authority.

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

Resolution 10825. Council Bill 2025-103 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

7.2. Council Bill 2025-104 (Horton)

A resolution approving the issuance of multifamily housing revenue bonds by the Industrial Development Authority of the City of Springfield, Missouri, in an amount not to exceed \$20,000,000, to finance the acquisition and rehabilitation of certain commercial housing facilities located in the City of Springfield, Missouri, known as the John B. Hughes Apartments.

Amanda Ohlensehlen, Director of Economic Vitality and Workforce Development, provided a brief overview of the proposed. Ms. Ohlensehlen noted the Industrial Development Authority of the City of Springfield sought approval to issue multifamily housing revenue bonds up to a maximum of \$20 million. She further noted the purpose of the bonds was to finance the acquisition and rehabilitation of a 138-unit apartment complex called the John B. Hughes Apartments, located at 2100 North Clifton Avenue. She added the project would help preserve and improve multifamily residential units. Ms. Ohlensehlen noted the authority followed the required public process for the issuance and a public hearing was held on April 29 to discuss the project details. She added all interested community members had the opportunity to express their views. Ms. Ohlensehlen noted the bonds were not debts and the City was not liable for the payment of the bonds. She added the bonds were to be repaid by the revenues generated by the project itself, not from City funds.

Councilmember Horton asked if tenants would be relocated during the renovations. Ms. Ohlensehlen responded there were numerous buildings, and she was unsure of the specific details related to relocation.

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

Resolution 10826. Council Bill 2025-104 (Horton) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

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

8.1. Council Bill 2025-116 (Horton, Jenson, Hosmer)

A special ordinance authorizing a budget adjustment amending the budget of the General Fund for Fiscal Year 2024-2025 in the amount of \$1,000,000 to appropriate additional interest revenue for the purpose of assisting with cleanup of recent storm damage; and declaring an emergency pursuant to Section 2.12(1) of the City Charter.

Collin Quigley, Interim City Manager, provided a brief overview of the proposed. Mr. Quigley noted the proposed would allow a budget adjustment of up to \$1 million to appropriate additional interest revenue for the purpose of assisting with the cleanup of the recent storm damage. He further noted the storm assessment was started immediately following the storm on April 29. He added the storm resulted in significant limbs, trees, and brush across the City. Mr. Quigley noted there was significant damage in northwest Springfield and the damage was being assessed based on three different tier levels. He further noted tier one included large trees on structures, tier two for large trees eight inches or more in diameter, including tree roots, and tier three was for damage that included only a large amount of limbs. Mr. Quigley noted some properties with the heaviest damage could require professional assistance for tree removal. He added the proposed would be utilized for the process and details would be shared later.

Councilmember Horton thanked Mr. Quigley and expressed her belief it was not known if \$1 million would be reasonable. She expressed her hope it would be of great help and staff would be able to coordinate quickly for those wishing to have debris removed from their property. Mr. Quigley noted individuals were still being encouraged to work with volunteers to clean up as much as possible.

An opportunity was given for citizens to express their views.

Becky Volz, representative of the Woodland Heights neighborhood, spoke in support of the proposed. Ms. Volz expressed her appreciation for the bill and noted her neighborhood had worked together to clean up as much as possible. She expressed her belief there was a great need for the proposed. She further expressed her belief \$1 million may not cover the cost as there was extensive damage in back yards that could not be seen.

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

8.2. Council Bill 2025-117 (Jenson)

A special ordinance authorizing the City of Springfield, Missouri, to extend the temporary waiver of brush disposal fees at all city facilities through May 31, 2025, due to the catastrophic weather event of April 29, 2025, for the purpose of providing an efficient and accessible means of disposing of limbs and brush storm debris; and declaring an emergency pursuant to Section 2.12(1) of the City Charter.

Jordan Paul, City Attorney, provided a brief overview of the proposed. Mr. Paul noted the proposed would allow an extension of the waiver of yard waste fees through May 31.

Councilmember Jenson expressed his gratitude for the effort. He expressed his hope citizens would see the effort as their government being responsive to their needs.

Councilmember Hosmer expressed his support for the proposed.

Councilmember Adib-Yazdi noted there was a three-for-one mulch purchase available.

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

Ordinance 28146. Council Bill 2025-117 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2025-105 (McGull)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' for the purpose of annexing approximately 3.34 acres of private property generally located at 3358 North Mulroy Road and 5242 East Farm Road 104 into the City of Springfield as Annexation A-5-2025.

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed included two parcels to be annexed at the intersection of Mulroy Road and Farm Road 104. He further noted the proposed was an owner-initiated annexation.

Councilmember Adib-Yazdi asked what the meaning of the City should weigh fiscal impacts. Mr. Crighton responded staff was happy to take direction to determine what fiscal impacts City Council was looking for.

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

12.2. Council Bill 2025-106 (Jenson)

A special ordinance approving the First Amendment to the Brody Corners Tax Increment Financing ("TIF") Redevelopment Plan to allow residential use within the Redevelopment Area; and directing the City Manager, or designee, to implement such changes to the Brody Corners TIF Redevelopment Plan.

Amanda Ohlensehlen, Director of Economic Vitality and Workforce Development, provided a brief overview of the proposed. Ms. Ohlensehlen noted the primary change would allow residential use within the existing redevelopment plan, aiming to boost commercial viability and market appeal of the projects. She further noted tax increment financing established a district with a limit of 23 years and allowed capture of incremental tax revenues within a redevelopment area. Ms. Ohlensehlen added the Brody's Corners TIF plan was approved in March 2022. She noted infrastructure which was completed. Ms. Ohlensehlen further noted development had been slow to occur. The amendment would add residential use. She added there would be no changes proposed to the TIF terms. Ms. Ohlensehlen noted the amendment included an updated cost benefit analysis reflecting the projected positive impact of the residential uses on the taxing jurisdictions.

An opportunity was given for citizens to express their views.

Cory Collins, representative of the developer, noted he was available for any questions.

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

12.3. Council Bill 2025-107 (Carroll)

A special ordinance setting a preliminary tax levy on real and personal property for current expenses and debt retirement of the City of Springfield, Missouri, and its boards and agencies, for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026; and declaring an emergency pursuant to Section 2.12(5) of the City Charter.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the City Charter required a preliminary tax levy be set in conjunction with the adoption of the budget each year. He further noted this was to ensure City Council was made aware of the assumptions used in setting the property tax levy. He added the actual tax levy would be prepared and certified after the values came in from the County at the end of August. Mr. Holtmann noted the estimated assessed valuation for the upcoming year was approximately \$4.083 million, an increase from approximately 4 percent. He added this was an assessment year with higher growth and, for budget purposes, no change in the levy was assumed. Mr. Holtmann noted the preliminary levy would be set at 61.04 cents per 100 dollars. Mr. Holtmann further noted this would bring in approximately \$27 million in property taxes that were split between functions of the Art Museum, Public Parks, Public Health, and Municipal purposes.

Councilmember Jenson noted the news had reported the County Assessor was notified their valuation could result in a 13 percent to 15 percent increase. He expressed his belief it did not impact the rate the City established and asked for clarification. Mr. Holtmann responded a political subdivision was typically entitled to the growth in Consumer Price Index, which was approximately 3 percent.

An opportunity was given for citizens to express their views.

Tim Havens addressed City Council. Mr. Havens expressed his belief the property tax levy had not previously been explained. He expressed his concern with the Council Bill being an emergency bill.

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

12.4. Council Bill 2025-108 (Lee)

A special ordinance adopting a budget for the City of Springfield, Missouri, for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026; providing that certain amounts shown in the budget document are appropriated for the various departments specified in said budget; and declaring an emergency pursuant to Section 2.12(3) of the City Charter.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted there was a great deal of time spent preparing and reviewing the proposed budget. He further noted the provisions within City Charter Section 5.8 were followed. He added this stated in no event shall the total amount of the proposed expenditure exceed the estimated income for the City. Mr. Holtmann noted annual revenue could be classified as either recurring or non-recurring. He further noted recurring revenue included sales tax, property tax, charges for services, and fees.

Mr. Holtmann noted the upcoming fiscal 2025 budget was approximately \$530 million. He added the largest revenue source was sales and use tax at just under \$200 million, with the next highest source as charges and fees. He further noted charges and fees were predominantly generated by enterprise funds. Mr. Holtmann noted the General Fund was the primary operating fund. Mr. Holtmann further noted seven-and-a-half new positions were proposed from the 18 that were requested. He added the 3/4-cent sales tax was accounted for in the general fund and the two components of that would be accounted for separately. Mr. Holtmann noted non-general fund takeaways included a Fire Station Alerting System from the Marijuana Sales Tax in the amount of \$924,504, with 11 new positions proposed, and a significant reduction in staffing for Parks to address their overall budget and financial stability.

Councilmember Hosmer noted approximately \$28 million a year was received in property tax, with approximately 19 percent of that from personal property. He further noted if individuals do not pay their property taxes, resources were not received. Mr. Holtmann responded the collection rate over a series of years was very high. He noted it could take a couple of years to receive some property tax funds. Councilmember Hosmer noted the County Collector reported approximately 60 percent of businesses in the City had not paid their tax. He noted a bulk of the property taxes went to schools, with a small fraction going to the City. Mr. Holtmann responded affirmatively.

Councilmember Hosmer noted approximately 11,000 accounts were satisfied after the vehicle registration and towing bill passed. Councilmember Hosmer asked if there were other jurisdictions in the State that required proof of payment of property taxes to acquire a business license. Mr. Paul responded there were some large metropolitan areas that required proof of payment of property taxes as a condition of issuing a business license.

An opportunity was given for citizens to express their views.

Tim Havens addressed City Council. He expressed concern with the Council Bill being considered an Emergency Bill.

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

13. FIRST READING BILLS. Requiring One Reading.

Citizens May Speak. May Be Voted On.

13.1. Council Bill 2025-109 (McGull)

A special ordinance approving the plans and specifications for the LeCompte Roadway Improvement Project; accepting the bid of JD Wallace Contracting, LLC for construction of the project in the amount of \$3,241,798.00; authorizing the City Manager, or designee, to enter into a contract with such bidder; and declaring that this Ordinance qualifies for approval in one reading pursuant to Section 2.16(25) of the City Charter.

Dan Smith, Director of Public Works, provided a brief overview of the proposed. Mr. Smith noted the proposed was part of a cost-share agreement previously approved with the Erland Group, in conjunction with the Eastgate Construction, to provide for additional economic development opportunities. He further noted the project would improve LeCompte Road from the railroad south to Division Street and widen it to three lanes. Mr. Smith noted two good bids were received. He added the recommendation was to award the project to JD Wallace Contracting for just over \$3.2 million. Mr. Smith noted there was Federal Funding in the amount of \$1.5 million and \$3.4 million provided by the State in a direct appropriation.

Councilmember Lee noted JD Wallace had been a client of his company in the past, and he would not be recusing from the vote.

Councilmember McGull asked the completion time for the project. Mr. Smith responded the goal was to complete everything by the end of the year. Councilmember McGull asked how a contractor's performance was tracked. Mr. Smith responded each contractor was evaluated with every project and the evaluation was given to the contractor with the goal of maximizing performance. He added there was a process to debar a contractor if needed.

Councilmember Adib-Yazdi asked how the funding sources would stack up. Mr. Smith responded the original estimates were higher and there was potential there would be other costs, such as utility costs, to cover. He added some funds could be returned to the State. An opportunity was given for citizens to express their views. With no appearances, the public hearing was declared closed.

Ordinance 28147. Council Bill 2025-109 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-110 (Lee)

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

Errin Kemper, Director of Environmental Services, provided a brief overview of the proposed. Mr. Kemper noted the proposed would allow the City to enter into a contract of obligation with the Missouri Department of Natural Resources. He further noted the proposed guaranteed the City would have funds available in the future to care for and close the landfill. He added they were required by the State to show the obligation.

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

14.2. Council Bill 2025-111 (Hardinger)

A special ordinance amending the Fiscal Year 2024-2025 budget for the Department of Environmental Services in the amount of \$135,000 to appropriate retained earnings from the Solid Waste Fund to acquire one parcel of property adjacent to the Springfield Noble Hill Sanitary landfill; and authorizing the City Manager, or designee, to enter into a contract for said property acquisition.

Errin Kemper, Director of Environmental Services, provided a brief overview of the proposed. Mr. Kemper noted the proposed would allow purchase of a 10-acre parcel of land south and immediately adjacent to the landfill.

Councilmember Hosmer asked if the land would be used for another cell. Mr. Kemper responded the property would provide an additional buffer between the landfill and neighbors. Councilmember Hosmer asked the life expectancy of the landfill. Mr. Kemper responded between fifty and seventy-five years.

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

14.3. Council Bill 2025-112 (Hardinger)

A special ordinance authorizing a budget adjustment amending the budget of the Tourism/Convention Fund for Fiscal Year 2024-2025 in the amount of \$250,000 to appropriate reserves from the Tourism/Convention Fund for the purpose of assessing various projects to attract travel and tourism.

Collin Quigley, Interim City Manager, provided a brief overview of the proposed. Mr. Quigley noted the proposed would allow a budget adjustment in the amount of \$250,000 for the Fiscal Year 2025 Hotel Motel Tax for the purpose of assessing various one-time projects to attract travel and tourism.

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

14.4. Council Bill 2025-113 (Hardinger)

A general ordinance amending the Springfield City Code, Chapter 98 'Streets, Sidewalks and Public Places,' Article VI 'Improvements,' Section 98-211 'Advertisement for bids,' to update requirements for advertising for bids on public improvements.

Dan Smith, Director of Public Works, provided a brief overview of the proposed. Mr. Smith noted the proposed would approve a minor update to the section of City Code to reflect changes in the media industry over the years. He further noted it related to bid advertisement and would allow the requirement to be met by advertising onto the City website. He added this created the flexibility to receive as many bidders as possible.

Councilmember Lee expressed his belief this was a great idea.

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

14.5. Council Bill 2025-114 (Carroll)

A special ordinance authorizing the City Manager, or designee, to enter into an OzarksTraffic CCTV Access Agreement with the Missouri Highways and Transportation Commission and the Board of Governors for Missouri State University, for the purpose of sharing video from the closed-circuit television traffic monitoring cameras owned and operated by the Missouri Department of Transportation and the City of Springfield, Missouri, throughout the regional roadway network.

Dan Smith, Director of Public Works, provided a brief overview of the proposed. Mr. Smith noted a request was received from the Journalism Department of Missouri State University to gain access to the live feed of traffic cameras across the City. He added this was for their newscast. Mr. Smith further noted the request was routine and a process was already in place.

Councilmember Carroll expressed her belief the access would be great.

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

14.6. Council Bill 2025-115 (Schrag)

A special ordinance authorizing the City of Springfield, Missouri, to enter into an agreement with David Cameron for the purpose of employing him as City Manager; authorizing payment of salary and benefits in accordance with the provisions of said agreement; and authorizing the Mayor to execute the same by and on behalf of the City of Springfield.

Jordan Paul, City Attorney, provided a brief overview of the proposed. Mr. Paul noted the City had been engaged in an executive search for the next City Manager. He further noted the proposed would authorize the City to enter into an employment agreement with Mr. David Cameron for the purpose of serving as Springfield's next City Manager.

Councilmember Horton noted she would like to make comments at the time for City Council comments.

An opportunity was given for citizens to express their views.

Erin Danastasio, a representative of the Hatch Foundation, noted they were committed to the future of Springfield and in support of the proposed. She further expressed her belief Mr. Cameron was a true advocate for public and private partnerships.

Jaimie Trussell, a representative of Crosslines Community Outreach, expressed their support for the proposed. She expressed her belief that the community was more than ready to embrace a new leader going forward.

Kevin Evans, citizen, expressed his opposition to the proposed. Mr. Evans further expressed his belief that selecting candidates from Greene County could be shortsighted and the City Manager search should be deemed a failed search.

Bob Helm, Chair of the Board of the Springfield Area Chamber of Commerce, expressed his support for the proposed. Mr. Helm thanked all for the time put into the City Manager search. He expressed his belief all the candidates were qualified and expressed his belief David Cameron was the right choice for City Manager.

Allen Kunkel, Citizen, noted he had been engaged in the community for the last 25 years. Mr. Kunkel expressed his support for Mr. Cameron and thanked all for their service to the community.

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

Councilmember Horton thanked Strategic Government Resources for their executive recruitment services and thanked those involved for their efforts in the search.

Councilmember Horton noted the proposed was set for second reading on May 27, and expressed her belief comments from the public would be received up until the final vote. Councilmember Horton further noted she would reserve her final remarks, if any, for the second reading pursuant to Section 2.38 (6) in the City Code.

Councilmember Hosmer asked the basis for putting the proposed to a vote on Tuesday. Mayor Shrag responded the Council Bill was time-sensitive and did not want to wait until too close to the hiring date. Councilmember Hosmer questioned deviation from normal practice. Mayor Schrag noted he appreciated the differing opinion, and noted the second reading was set for May 27. Councilmember Hosmer expressed his belief this could mar the tenure of Mr. Cameron as the vote would differ from normal protocol.

Councilmember Jenson noted he thought it was critically important in the recruiting process to end up with a candidate that had experienced complex social and infrastructure problems that only existed within large metros. He further noted that was why he agreed to set the salary at the determined amount. He expressed his belief the lack of neighborhood support for the candidate would deepen the belief the City only listened to one viewpoint. Councilmember Jenson expressed his opposition to the proposed and noted he would be committed to success no matter what.

Councilmember Lee noted he had worked with Mr. Cameron on several projects and witnessed real collaboration with public/private partnerships. He further noted he did not see issues with Mr. Cameron's leadership style and expressed his concern for the divided City Council. Councilmember Lee expressed his support for the proposed.

Councilmember Carroll noted she was lucky enough to know and have worked with Mr. Cameron. She further noted he spoke about teamwork recently and expressed her belief he was collaborative and effective solutions oriented.

Councilmember Adib-Yazdi noted the salary was amplified to potential attract someone from a larger metro area. He further noted each candidate had a solid strength. Councilmember Adib-Yazdi expressed his support for the idea of starting the search over. He noted his commitment to doing what he could to help the City Manager to become successful and support them in their role.

Mayor Schrag expressed his belief the cream rose to the top in the selection. He further expressed his belief Mr. Cameron was what was right for the community.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Tim Havens wishes to address City Council.

Tim Havens addressed City Council. Mr. Havens addressed citizen apathy. He expressed his belief apathy was how we govern ourselves. He further expressed his belief the individual and City Council had a responsibility to encourage citizen interest and participation. Mr. Havens asked City Council to form a task force in the interest of reducing apathy.

Councilmember Jenson thanked Mr. Havens for attending and noted he shared his concern about the lack of engagement from the community. He further noted he was working on legislation that would involve student government associations with City Council.

15.2. Jimmy Haag wishes to address City Council.

Jimmy Haag addressed City Council. Mr. Haag noted he was an independent journalist focused on civil rights and government accountability. He expressed his belief there was an issue with homeless individuals receiving citations for camping that were a violation. He further expressed his belief individuals were being asked by Police Officers for their Social Security numbers.

16. NEW BUSINESS.

16.1. The Interim City Manager recommends the following reappointment to the Springfield Greene County Park Board: Dianna Parker with term to expire June 1, 2028.
Recommended.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS.

20. CONSENT AGENDA – ONE READING BILLS.

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

21.1. Council Bill 2025-099 (Horton)

A special ordinance relinquishing a utility easement generally located at 400 West Division Street and 1475 North Campbell Avenue in Springfield, Missouri, for the purpose of accommodating construction of the new Pipkin Middle School.

Ordinance 28148. Council Bill 2025-099 (Horton) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

21.2. Council Bill 2025-100 (Adib-Yazdi)

A special ordinance authorizing the City Manager, or designee, to enter into a Municipal Agreement with the Missouri Highways and Transportation Commission to allow work to be performed on City right-of-way as part of upgrading the intersection of Glenstone Avenue and Seminole Street to comply with the Americans with Disabilities Act.

Ordinance 28149. Council Bill 2025-100 (Adib-Yazdi) was by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

21.3. Council Bill 2025-101 (Carroll)

A special ordinance authorizing the City Manager, or designee, to apply for and accept up to \$24,000 in grant funds from the Development Disability SB40 Board for Greene County, Missouri, for the design and construction of an accessible changing table as part of the Historic City Hall Rehabilitation project to improve the accessibility of this municipal facility; and approving a budget adjustment amending the Fiscal Year 2024-2025 budget of the Department of Public Works in the amount of \$24,000.

Ordinance 28150. Council Bill 2025-101 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

22. END OF CONSENT AGENDA.

23. ADJOURN.

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

**May 27, 2025
Springfield, Missouri**

The City Council met in special session on May 27, 2025, in the Councilman Denny Whayne Conference Room on the 4th Floor of the Busch Municipal Building. The meeting was called to order by Mayor Schrag.

Roll Call

Present: Craig Hosmer, Abe McGull, Monica Horton, Brandon Jenson, Heather Hardinger, Callie Carroll, Derek Lee, Bruce Adib-Yazdi, and Jeff Schrag. Absent: None.

**Second Reading
and Final Passage**

Council Bill 2025-115 (Schrag)

A special ordinance authorizing the City of Springfield, Missouri, to enter into an agreement with David Cameron for the purpose of employing him as City Manager; authorizing payment of salary and benefits in accordance with the provisions of said agreement; and authorizing the Mayor to execute the same by and on behalf of the City of Springfield.

Mayor Schrag noted the Council Bill was made public on May 14 as part of a press release. He further noted the news release reported City Council would vote on the Council Bill on May 27. Mayor Schrag added City Council was advised of the error the next day and informed he was considering holding the vote on May 27 due to the time sensitive nature of the proposed. Mayor Schrag noted there were three weeks after the first reading on May 19 until the next regular City Council meeting. He further noted the full City Council would not be present on June 9.

Mayor Schrag expressed his belief the proposed was time sensitive and noted the public hearing was held on the proposed at the May 19 City Council meeting. He added City Council comments were also heard. He then at that time opened the floor to City Council for additional comments.

Councilmember Hosmer noted Ordinances were not generally passed at City Council Special meetings and expressed his belief the building was ill-equipped to hand public presence. He asked why the proposed was being fast tracked and expressed his belief it was not an emergency or time sensitive. Councilmember Hosmer further expressed his belief it was important to consider the proposed with the normal process. He added the process was built to allow maximum public transparency and maximum public input. Councilmember Hosmer expressed his belief to not follow the process was a mistake and it would be remembered as the first real action of the new City Council.

Councilmember Hosmer moved to table Council Bill 2025-115 until the June 23, 2025, City Council meeting. Councilmember Horton seconded the motion, and the discussion continued.

Councilmember Adib-Yazdi asked if there was a provision for remote participation for the June 9 meeting. Jordan Paul, City Attorney, responded video conferencing had been allowed.

Councilmember Jenson asked for a detail of the work that would need to be completed after approval of the contract. Darla Morrison, Director of Human Resources, responded an onboarding process would be completed. She added if the proposed was tabled until June 23, there would be time to complete the onboarding.

The motion to table Council Bill 2025-115 until the June 23, 2025, City Council meeting failed by the following vote: Ayes: Horton, Jenson, Adib-Yazdi, and Hosmer. Nays: Hardinger, McGull, Carroll, Lee, and Schrag. Abstain: None. Absent: None.

Councilmember Hosmer expressed his opposition to the proposed and expressed his belief the proposed was rushed and that a dangerous precedent was being set. He further expressed his belief the contract was flawed as it would pay the City Manager the highest City Manager salary in the State of Missouri. He noted the larger salary was to attract someone who had experience with the issues found in a larger city. He expressed his belief the process should have been restarted. He further noted if the proposed passed, he would work with Mr. Cameron to make him as successful as possible. Councilmember Hosmer expressed his belief economic development should include safe, clean, and intact neighborhoods, exceptional public services, and finding solutions for poverty and homelessness. He added making conditions better meant better for everyone.

Councilmember Horton noted there was a latent response from the public and expressed her belief this was something that needed to be taken into consideration. She further noted the response suggested the search start over for reasons previously discussed. Councilmember Horton noted her vote was not against the candidate but was a vote for the people.

Councilmember Adib-Yazdi expressed his thanks to everyone who contributed correspondence over the past few days. He expressed his belief the City may be settling. Councilmember Adib-Yazdi noted there were a couple of items in the contract he did not agree with. He expressed his opposition to the proposed and further noted if the proposed passed, he would support Mr. Cameron in the best way possible. Councilmember Adib-Yazdi expressed his belief Mr. Cameron had some strengths that could be useful if put on the right track.

Council Bill 2025-115 was approved by the following vote: Ayes: Hardinger, Carroll, Lee, McGull, and Schrag. Nays: Horton, Jenson, Adib-Yazdi, and Hosmer. Abstain: None. Absent: None.

**Community
Revitalization
Strategy Area
Presentation**

Mr. Quigley turned the meeting over to Justin Crighton, Assistant Director of Planning and Development. Mr. Crighton noted the topic for the meeting would be an overview of the Housing and Urban Development (HUD) Grant Program. Mr. Crighton further noted a five-year consolidated plan was required to receive HUD grant funds, and this plan would be presented to City Council in June 2025. He added the plan would determine priorities and guidelines regarding where to spend HUD funds within the city. Mr. Crighton explained City Council would be asked to provide guidance on a possible expansion of the City's target area and to consider how to utilize funds for maximized impact. He turned the meeting over to Bob Jones, Grants Administrator, to present.

Mr. Jones provided an overview of two grants received annually from HUD: the HOME Investment Partnerships Grant (HOME) and the Community Development Block Grant (CDBG). Mr. Jones noted the City of Springfield was designated as an entitlement city, which meant funds would be allocated annually by HUD once received from Congress. He further noted the funds must be used to benefit low-to-moderate income individuals and families.

Mr. Jones provided the HOME and CDBG grant amount averages for 2015 to 2025. He noted the HOME grant was used to provide down payment assistance, and the CDBG grant was used for commercial business loans, public service grants, and homeowner repair loans. Both grants were used to fund affordable rental houses. Mr. Jones further noted a portion of each grant also paid support staff salaries to ensure operational compliance with federal regulations. Mr. Jones added the question was where funds should be utilized within the city, primarily if the target area should remain the same or expand in some way.

Mr. Jones noted HUD standards defined affordable housing as "housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities." He further noted subsidized, or affordable, housing was sponsored by governmental economic assistance, which was meant to alleviate housing costs and expenses for low-to-moderate income households. These households were defined by HUD as those with an annual income under 80 percent of the Area's Median Income (AMI). Mr. Jones added nearly all affordable housing to rent, or purchase, required a form of governmental assistance.

Mr. Jones showed a map of Springfield with the HUD fund target area bounded by bold green lines. He noted the area of focus was chosen approximately 30 years prior and explained neighborhood health indicators such as crime rate, income levels, and occupancy rate had been used to determine the area. Mayor Schrag asked what the percentages shown on the map indicated. Mr. Jones responded the percentages, and accompanying color coding, represented the

percentage of low-to-moderate income households within different parts of the city. He noted the target area illustrated on the map excluded approximately 13 low-to-moderate income neighborhoods to the east and the south. Mr. Jones further noted some projects outside the target area had been funded after City Council approval, primarily low-income housing tax credit projects but stressed sufficiently-sized sites were difficult to find in the target area.

Mr. Jones provided an overview of HUD funding uses within the target area, which included down payment assistance, home repair loans, and rental housing loans for construction or rehabilitation of rental properties. He provided a summary of the average home loan, monthly payment, down payment costs, down payment assistance, and the housing market post COVID-19.

Mr. Jones showed a map of Springfield which illustrated the target area for HUD fund usage and the percentage of affordable housing outside of that area. He noted there were a significant number of affordable housing options outside of the target area.

Mr. Jones presented a map which illustrated the number of homeowners who received down-payment assistance from three different programs: the City's HUD fund programs, Restore SGF, and American Rescue Plan Act (ARPA) funds received by the Springfield Community Land Trust. The map showed 69 buyers had received assistance with down payments, and 50 of those had received Restore SGF assistance.

Councilmember Lee inquired if HUD funds were being used as the primary resource to assist homebuyers. Mr. Jones responded many homebuyers first identified a need for assistance after speaking with a mortgage lender. Due to this, the lender was often a factor when homebuyers were referred for assistance. Mr. Jones noted efforts were being made to ensure homebuyers who qualified for HUD funds were referred to the program when applicable and explained Restore SGF was committed to referral efficiency. He explained income levels, either above or below 80 percent AMI, were the initial determination for referrals.

Mr. Jones provided an overview of the Homeowner Emergency Loan Program (H.E.L.P.) which provided home repair loans to homeowners who struggled to maintain their home. He noted the loan would be forgiven after a ten-year period if the homeowner occupied the residence. If a resident occupied the space for five years, half the loan balance would be forgiven, and each full month of residency thereafter would garner additional forgiveness.

Mr. Jones noted partnerships with the Habitat for Humanity, Ozark Area Community Action Corporation (OACAC), Drew Lewis Foundation, and Catholic Charities of Southwest Missouri helped expand assistance for citizens.

Mr. Jones added each partner collaborated with the H.E.L.P. program to pool resources for the greatest impact. Mr. Jones further noted 18 families had received repairs in FY2024 with the assistance of partner agencies. The repairs included things such as roofing repair or replacement, electrical upgrades, accessibility updates, and new HVAC systems. He explained the H.E.L.P. program prevented decline in housing conditions, enabled owners to obtain home insurance, and allowed owners to stay in their homes.

Councilmember McGull asked what happened if an individual who received assistance passed away prior to the ten-year residency period ending. Mr. Jones responded efforts had been made to increase the number of homeowners with a beneficiary deed in place. He noted an heir could choose to live in the home, and a payment plan to repay the remaining loan balance could be negotiated. Mr. Jones further noted all terms of forgiveness and potential repayment were outlined in documentation signed by the original owner.

Councilmember Hosmer asked what the maximum loan amount could be and if most homes were insured. Mr. Jones responded it was typically \$15,000 but could be leveraged with partner agency grant funds. He noted some citizens had received nearly \$30,000 in home repairs. Mr. Jones further noted approximately 75 percent of homes receiving assistance were insured at the time of repair, and others chose to purchase insurance after repairs were completed.

Mr. Jones reviewed the rental home market post COVID-19, the average rent per month, and the overall vacancy rates for rental homes. He noted the average rent per month ranged from \$813 for a studio apartment to \$1,455 for a three-bedroom home.

Mr. Jones noted a citizen survey conducted during the five-year consolidated plan study showed affordable rental housing was an extremely high priority. He provided a chart which illustrated the stark difference in Springfield average rents when compared to affordable housing average rents which used HUD funds. Mr. Jones further noted the Springfield average ranged from \$868 to \$1,455 per month, while the affordable rental housing average was \$697 to \$996 per month.

Mr. Jones provided an overview of the low-income housing tax credit (LIHTC) projects funded by the Missouri Housing Development Commission. He noted these projects were multi-family apartments for low-to-moderate income citizens which were required to remain affordable for 15 to 30 years. He highlighted two examples: the Beacon Village I and II and the Talia Apartments. He further noted the Hunter's Glen Apartments had recently graduated from the 30-year affordability period, and rents would increase, which would displace low-to-moderate income citizens who lived there.

Mr. Jones noted in-person consultations with constituents had identified affordable housing as the most significant housing barrier. In addition, when asked if the target area for affordable housing should remain the same or expand citywide, just over 60 percent of citizens believed it should be expanded. Mr. Jones emphasized approximately 49 percent of Springfield residents were low-to-moderate income, with a citywide poverty rate of 19.4 percent, and rising housing cost burdens reasons for expansion of the target area to a citywide approach. He concluded his presentation requesting feedback from City Council and noted the five-year consolidated plan would be presented in June 2025.

Councilmember Hosmer inquired how many vacant structures and lots existed within the city. Councilmember Horton responded there were approximately 1,027 vacant lots at the time of a previous housing study. Mr. Quigley noted staff would research the query and provide updated information when available.

Councilmember Jenson inquired if the staff proposal was to eliminate a target area and solely use a citywide approach for HUD funds. He also asked if existing programs could be expanded citywide with target areas used to identify neighborhoods with greater need of assistance. Mr. Jones responded it was difficult for staff to decline assistance to a citizen when they were one block outside the target area. He noted areas could be identified to receive greater assistance.

Councilmember Jenson expressed his belief City Council Zone 1 needed the greatest amount of housing assistance and noted his desire to help as many citizens as possible.

Councilmember Horton expressed her belief the target area could provide increased employment opportunities to citizens if it were strategically expanded. She noted public transit within the city was limited and imposed barriers on citizens who did not live near potential workplaces. She further noted expanded affordable housing would remove barriers for citizens and promote socioeconomic diversity within communities, increasing citizen access to amenities.

Closed Session

Councilmember Carroll moved City Council hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

Councilmember Jenson seconded the motion, and it was approved by the following vote: Ayes: Jenson, Hardinger, Carroll, Lee, Adib-Yazdi, Hosmer,

McGull, Horton, and Schrag. Abstain: None. Absent: None.

Prepared by
Michelle Kaasa

Anita J. Cotter, MMC/MPCC
City Clerk



City of Springfield

Minutes

City Council Meeting

Jeff Schrag, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Bruce Adib-Yazdi, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

June 9, 2025

6:30 PM

Regional Police-Fire

**Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

1. ROLL CALL.

Present: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Absent: Councilmember McGull and Mayor Pro Tem Hardinger.

2. APPROVAL OF MINUTES.

The minutes of the May 19, 2025, City Council meeting and the May 27, 2025, Special City Council meeting will be presented for City Council consideration at the June 23, 2025, City Council meeting.

Mayor Schrag noted the Mayor Pro Tem was absent. He further noted he would accept a motion to appoint a temporary presiding officer. Councilmember Carroll nominated Councilmember Jenson. Councilmember Horton seconded the motion, and there was no opposition to the nomination.

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 Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

4. CEREMONIAL MATTERS.

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

Collin Quigley, Interim City Manager, noted in Quarter 1, 2025, the Springfield Fire Department responded to 3,021 calls, including 159 fires and 755 medical/rescue incidents. The Department also installed 304 smoke alarms. Fire Chief David Pennington provided a report to City Council for review. He further noted Firefighters from Academy Class 524 completed probation and earned their black helmets — a major career milestone.

Mr. Quigley noted applications were open for the Springfield Police Department's free "Share the Road" motorcycle safety course on Saturday, June 14. The free course aimed to reduce motorcycle crashes through rider education. He added applications were due by noon on Thursday, June 12.

Mr. Quigley noted approximately 100 attendees joined the Sunshine Street Corridor Open House to provide feedback on future improvements. He added a public design charrette was planned for later this summer, with a final report expected by early 2026.

Mr. Quigley noted a new summer activity, the Greene Goosechase, invited residents to explore green spaces through an app-based scavenger hunt. He added participants would learn about sustainability through fun, interactive challenges. More information was available at springfieldmo.gov/GreeneGoosechase.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2025-116 (Horton, Jenson, Hosmer)

A special ordinance authorizing a budget adjustment amending the budget of the General Fund for Fiscal Year 2024-2025 in the amount of \$1,000,000 to appropriate additional interest revenue for the purpose of assisting with cleanup of recent storm damage; and declaring an emergency pursuant to Section 2.12(1) of the City Charter.

Ordinance 28152. Council Bill 2025-116 (Horton, Jenson, Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

6.2. Council Bill 2025-105 (McGull)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' and Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones,' for the purpose of annexing approximately 3.34 acres of private property generally located at 3358 North Mulroy Road and 5242 East Farm Road 104 into the City of Springfield as Annexation A-5-2025.

Ordinance 6928. Council Bill 2025-105 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

6.3. Council Bill 2025-106 (Jenson)

A special ordinance approving the First Amendment to the Brody Corners Tax Increment Financing ("TIF") Redevelopment Plan to allow residential use within the Redevelopment Area; and directing the City Manager, or designee, to implement such changes to the Brody Corners TIF Redevelopment Plan.

Ordinance 28153. Council Bill 2025-106 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

6.4. Council Bill 2025-107 (Carroll)

A special ordinance setting a preliminary tax levy on real and personal property for current expenses and debt retirement of the City of Springfield, Missouri, and its boards and agencies, for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026; and declaring an emergency pursuant to Section 2.12(5) of the City Charter.

Ordinance 28154. Council Bill 2025-107 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

6.5. Council Bill 2025-108 (Lee)

A special ordinance adopting a budget for the City of Springfield, Missouri, for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026; providing that certain amounts shown in the budget document are appropriated for the various departments specified in said budget; and declaring an emergency pursuant to Section 2.12(3) of the City Charter.

Councilmember Jenson noted he would offer an amendment to the proposed. He further noted there was a line item that included an amount of funding for renovations of the Bush Municipal Building first floor lobby. He added the lobby, although aged, was fully functional. He added after talking with staff, he recognized this was a non-critical need not included in any previous capital improvement plans, and it was using ongoing funding for a one-time need. Councilmember Jenson noted it was to fund scoping with no currently-executed contracts.

Councilmember Jenson moved Council Bill 2025-115 be amended by deleting \$458,342 from the Bush Municipal Building first floor renovation and adding \$458,342 to reserves for potential use in a rental inspection program. Councilmember Lee seconded the motion and discussion continued.

Councilmember Jenson expressed his belief the rental inspection program was a more pressing need and noted the funds could be reallocated back to the lobby renovation if not used for a rental inspection program.

Councilmember Horton expressed her support for the amendment. She added \$35 per unit, per year in the West Central Neighborhood would not be enough funding to cover the cost. Councilmember Horton thanked Martin Gugel, Director of Building Development Services, and the department for their efforts. She expressed her belief it was time to go forward with the program.

The motion to amend Council Bill 2025-108 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi. Nays: Mayor Schrag. Absent: Councilmember McGull and Mayor Pro Tem Simpson. Abstain: None.

Councilmember Hosmer asked if the Council Bill was subject to a vote that night with the amendment. Jordan Paul, City Attorney, responded it was because of the emergency clause. Councilmember Hosmer asked the deadline to vote on the budget. Mr. Paul responded the next meeting.

Ordinance 28155. Amended Council Bill 2025-108 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Simpson. Abstain: None.

6.6. Council Bill 2025-110 (Lee)

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

Ordinance 28156. Council Bill 2025-110 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

6.7. Council Bill 2025-111 (Hardinger)

A special ordinance amending the Fiscal Year 2024-2025 budget for the Department of Environmental Services in the amount of \$135,000 to appropriate retained earnings from the Solid Waste Fund to acquire one parcel of property adjacent to the Springfield Noble Hill Sanitary landfill; and authorizing the City Manager, or designee, to enter into a contract for said property acquisition.

Ordinance 28157. Council Bill 2025-111 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

6.8. Council Bill 2025-112 (Hardinger)

A special ordinance authorizing a budget adjustment amending the budget of the Tourism/Convention Fund for Fiscal Year 2024-2025 in the amount of \$250,000 to appropriate reserves from the Tourism/Convention Fund for the purpose of assessing various projects to attract travel and tourism.

Ordinance 28158. Council Bill 2025-112 (Hardinger) was approved by the following vote:

Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

6.9. Council Bill 2025-113 (Hardinger)

A general ordinance amending the Springfield City Code, Chapter 98 'Streets, Sidewalks and Public Places,' Article VI 'Improvements,' Section 98-211 'Advertisement for bids,' to update requirements for advertising for bids on public improvements.

Ordinance 6929. Council Bill 2025-113 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

6.10. Council Bill 2025-114 (Carroll)

A special ordinance authorizing the City Manager, or designee, to enter into an OzarksTraffic CCTV Access Agreement with the Missouri Highways and Transportation Commission and the Board of Governors for Missouri State University, for the purpose of sharing video from the closed-circuit television traffic monitoring cameras owned and operated by the Missouri Department of Transportation and the City of Springfield, Missouri, throughout the regional roadway network.

Ordinance 28159. Council Bill 2025-114 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

7. **RESOLUTIONS.**

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2025-118 (Hardinger)

A resolution authorizing the City Manager, or designee, to apply for a Safe Streets and Roads for All Implementation Grant of up to \$25,000,000 from the United States Department of Transportation for safety improvements to locations on the High Injury Network.

Scott Bachman, Transportation Planner, provided a brief overview of the proposed. Mr. Bachman noted in August 2024, City Council adopted a division zero approach to traffic safety know as Safer Streets SGF. In January 2025, the Ozarks Transportation Organization adopted a regional safety action plan entitled Destination Safe Streets. He further noted the two actions enabled the City to apply for Federal Safe Streets and Roads For All funding.

He added the proposed would allow for application for up to \$25 million of federal funds to improve segments of South Campbell Avenue. Mr. Bachman noted the funding would require a 20 percent local match, which would be sourced from the 1/8-cent transportation tax.

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

Resolution 10827. Council Bill 2025-118 (Hardinger) was approved by the following vote:
Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag.
Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

7.2. Council Bill 2025-119 (Lee)

A resolution adopting a Five-Year Consolidated Plan for Fiscal Years 2025 through 2029 for the purpose of continuing to receive entitlement funding from the Department of Housing and Urban Development.

Bob Jones, Grants Administrator, provided a brief overview of the proposed. Mr. Jones noted the Department of Housing and Urban Development (HUD) required a formal plan be submitted annually to receive the funds, and every five years there was a requirement for extensive community input for developing the five-year plan. He further noted two main methods were used to obtain community input: a 21-question survey and in-person meetings. He added there were 35 in-person meetings held with 52 organizations represented, and there were 1,485 survey responses. Mr. Jones noted the top scoring programs were affordable housing, public services, economic development, and public improvements.

Mr. Jones noted the top choices in affordable housing were rental construction and rehabilitation and homeownership assistance. He added economic development programs indicated the highest need was vocational training, business mentoring, and business incentive loans. He further noted the three highest scoring programs involved homeless prevention and homeless services, with transitional housing in fourth place. He added funds were limited and were not usually applied for public facility or public and private improvements. He noted comments regarding barriers to fair housing included low wages, housing for seniors or persons with disability, and a general lack of knowledge.

Mr. Jones provided an overview of the survey participants. He noted a large majority had lived in the City for over 11 years and approximately 40 percent of participants were in the low-income category. Mr. Jones added minority participants closely approximated the percentage of each minority group per the 2024 Census.

Mr. Jones noted the purpose of the five-year plan was to look for various ways to address needs that exceeded the grant amounts by breaking them into annual amounts. He added the expected income from loan programs was included. He added Congressional delay in giving the allocations to HUD created a short timeline for the application.

Councilmember Jenson thanked Mr. Jones and staff for their work. He asked if any new housing programs would be proposed. Mr. Jones responded there could possibly be development of housing for sale.

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

Resolution 10828. Council Bill 2025-119 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

7.3. Council Bill 2025-120 (Hosmer)

A resolution affirming the City of Springfield's support of law enforcement, affirming the City of Springfield's commitment to public safety and stating the City Council's support for the Missouri Blue Shield Program.

Paul Williams, Police Chief, provided a brief overview of the proposed. Chief Williams noted the proposed would provide formal support for the Police Department's application to the Blue Shield program. He further noted formal adoption of the proposed was the last requirement needed to fulfill the requirements of the application.

Councilmember Horton asked how much funding was anticipated to be made available as a result of the declaration. Chief Williams responded there was approximately \$10 million total in the State budget of the Blue Shield program. Councilmember Horton asked if the program were a multi-year program. Chief Williams responded affirmatively. Councilmember Horton asked if the Gun Safety and Violence Collaborative would be eligible for the funds. Chief Williams responded affirmatively.

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

Resolution 10829. Council Bill 2025-120 (Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2025-121 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 104 acres of property generally located at 3299, 3373, and 3449 North Vernon Road from R-SF, Single-Family Residential District to Planned Development No. 391; and

adopting an updated Official Zoning Map. (By: Hulston Investments Inc. & Laura Hawkins-Morris et al; 3299, 3373 and 3449 North Vernon Road (Farm Road 159); Planned Development No. 391).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow rezoning of approximately 104 acres from Residential Single-Family to Planned Development 391. He further noted this was one of the last large undeveloped pieces of property in the City. He added the development came through the regular pre-development process. Mr. Crighton noted the new code allowed for mixing in of different types of housing units. He further noted there would be 219 units of Single-Family Residential, dedicated open space, Multi-Family Residential with 40 units per acre maximum, multi-unit dwellings at 20 units per acre, commercial space, and 84 units of small format Single-Family dwellings.

Mr. Crighton noted the average gross density was approximately 9.5 dwellings per acre. He further noted it would have been approximately 8 dwelling units per acre if developed as a conventional Single-Family Subdivision. Mr. Crighton added the proposed aligned with Forward SGF as it would expand housing options. He noted the proposed Planned Development was compatible with surrounding land uses and infrastructure capacity. He noted the community had expressed concerns regarding traffic and flooding.

Anita Cotter, City Clerk, noted there were twelve speakers and in consideration of City Council policy, each speaker would be allowed three minutes each.

An opportunity was given for citizens to express their views.

Derrick Estell, a representative of the applicant, spoke in support of the proposed. Mr. Estell thanked staff for their work. He noted changes were made to the initial application to bring it in line with Forward SGF. He added higher density and mixed-use development was incorporated. Mr. Estell noted density was adjusted slightly to accommodate neighborhood concerns. He further noted a traffic impact study was conducted. Mr. Estell added the preliminary plat would outline the lots and public infrastructure, and a major thoroughfare plan amendment would be proposed.

Councilmember Jenson asked if the site was chosen for the level of density because there were no tracts of that size in Center City. Mr. Estell responded affirmatively. Councilmember Jenson asked how the geographical constraints on the site were accommodated. Mr. Estell responded there was a sinkhole on the site, and a preliminary geotechnical engineering study was conducted to define the limits of the sinkhole. He added there were streams through the site, and the plan ensured the 200 and 100-foot stream buffers were maintained.

Councilmember Jenson asked how stormwater would be managed. Mr. Estell responded they would go through the City's Public Improvement Plan Review process to ensure detention was provided where necessary.

Councilmember Horton asked Mr. Estell to describe any employment centers near the area. Mr. Estell responded the Ozark Empire Fairgrounds, commercial use on Norton Road, and commercial uses at Glenstone Avenue and Norton Road. Councilmember Horton noted the Kearney Street area as a potential employment center. She noted Restore SGF projects in the area could be a catalyst and asked if the proposed could be a catalyst site. Mr. Estell responded affirmatively. Councilmember Horton expressed her belief the development could be a missing piece for the area. Councilmember Horton asked if it had been considered to switch Area E to the west end and have all single-family on the east side. Mr. Estell responded Area E was single-family on a smaller scale. He added there was flexibility. Mr. Estell noted higher density was generally kept closer to the arterial streets.

Councilmember Adib-Yazdi noted the area was designed as mixed residential in the future land-use area and asked if general uses, such as traffic patterns and density, were what was being discussed. Mr. Estell responded affirmatively and noted they would go through a formal design stage which would come to City Council before the beginning of construction. Councilmember Adib-Yazdi asked if there was discussion regarding the area of Summit Avenue south of the project for improvements to that section of the road. Mr. Estell responded affirmatively. He further noted there were improvements necessary at Summit Avenue and Norton Road, and the north/south segment of Summit Avenue was adequate for the proposed development.

Stu Stenger, a representative of the developer, noted there were two tracts of approximately 104 acres. He further noted they had spoken with staff and realized there was an opportunity. Mr. Stenger expressed his belief there was a need for different types of housing, and for affordable housing. He added there was a need for lower cost which caused a smaller lot size. Mr. Stenger noted the development had 30 acres of green space. He further noted the commercial space would allow for coffee shops and that type of business. He added there would not be convenience stores.

Councilmember Horton noted she could not recall any significant private commercial developments or investment in the north side. She expressed her belief this was an area underserved by quality, private, and commercial investment. Councilmember Horton asked Mr. Stenger if they were local. He responded affirmatively.

Councilmember Adib-Yazdi asked if Mr. Stenger had any idea about phasing or a planning timeline. Mr. Stenger responded the first step would be returning to City Council with plats.

Phillip Watts addressed City Council. Mr. Watts expressed his belief the numbers being used for gross density were not realistic or representative of the project. He noted the plan was for 574 apartment units, 84 small-format homes, and 219 single-family homes on 4,000-square-foot lots. Mr. Watts noted the greenspace contained a sinkhole and utility easement. He further noted the density would be at least three times greater than existing subdivisions.

Megan Herzog, Executive Director of the Springfield Contractors Association, addressed City Council. Ms. Herzog thanked City Council for their leadership. She expressed her support for consistent, thoughtful growth and a development process that offered clarity and fairness to everyone involved. She acknowledged Springfield continued to grow and expressed her belief it was necessary to make room for that growth by encouraging a range of housing options. Ms. Herzog noted change was hard but also necessary to keep Springfield competitive and meet the needs of a growing demand for housing.

Robert Bornert addressed City Council. Mr. Bornert expressed his concern for Area C and what type of commercial businesses would be allowed.

Kimberly Armel addressed City Council. Ms. Armel expressed her concern for the intensity of the proposed. She expressed her belief the peace, health, and welfare of current residents would diminish. Ms. Armel further expressed her belief the development would cause reduced home value and enhanced traffic noise.

Ben Shantz addressed City Council. Mr. Shantz noted the plan presented had been given a lot of thought. He expressed his belief the plan had missing middle types and could be a catalyst to the neglected area.

Wayne Dering addressed City Council. Mr. Dering expressed his belief the area was not neglected. He noted the homeowners did not want the intrusion. Mr. Dering further expressed his belief current residents did not want to live in an urban area and did not want increased traffic.

Jeff Bucklew addressed City Council. Mr. Bucklew expressed his belief single-family development was preferred. He noted the proposed failed with the Planning and Zoning Commission. Mr. Bucklew expressed his belief the development would negatively impact property values.

Councilmember Hosmer asked what the basis was for failure with the Planning and Zoning Commission. Mr. Bucklew noted it failed. He further noted the notice was sent to those within 180 feet of the property and asked for questions. Mr. Bucklew noted he sent in approximately 25 questions, and the answers were not clear. He expressed his belief the Commission felt there was too much density for the types of housing. He noted the area was almost a rural area with larger lots.

Amy Blansit, founder of the Drew Lewis Foundation, addressed City Council. Ms. Blansit expressed her belief change was hard and noted she understood the concerns. Ms. Blansit noted there were families struggling and seeking affordable housing. She further noted seniors seeking smaller units with walkable neighborhoods must be considered. She expressed her belief there were individuals wanting small, low-maintenance lots and connectivity to neighbors.

Jim Bumgarner addressed City Council. Mr. Bumgarner questioned why the property had never been developed but expressed his belief the development was wrong. He noted their area was rural and expressed his belief no more apartments were needed on the north side. Mr.

Bumgarner expressed his belief single-family homes with larger lots would be preferred.

Shawn Berry, a representative of Toth Associates, addressed City Council in support of the proposed. Mr. Berry noted the major thoroughfare plan was presented to the Ozarks Transportation Organization and tentatively approved. He further noted they intended to remove the major thoroughfare from the plan to stop the corridor from going east to west at the property, reducing the overall traffic impacts. He further noted they were planning to rebuild Summit Avenue as a secondary arterial. Mr. Berry noted sidewalk was added along Vernon Street. He added there was a 185-foot notification process, and the developer added reaching out to any party in the 500-foot radius that attended the neighborhood meeting. Mr. Berry expressed his belief the plan was laid out as what best worked with the topography.

Councilmember Horton thanked Mr. Berry and asked where the sidewalks would be located. Mr. Berry responded going north and south, south of Vernon Avenue paralleling the development. Councilmember Horton asked if there were plans for a Police Station in the area. Mr. Quigley noted Fire Station 4 was located at Kearney Street and Delaware Avenue. Mr. Quigley was not aware of any immediate plans for additional stations. Mr. Quigley noted a map of the station locations could be provided.

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

13. FIRST READING BILLS. Requiring One Reading.

Citizens May Speak. May Be Voted On.

13.1. Council Bill 2025-122 (Adib-Yazdi, Jenson, McGull)

A special ordinance approving the plans and specifications for the 2024 ADA Project STBG-5900 (852), Plan No. 2023PW0060 Project, the general purpose of which is to construct sidewalk and intersection ramp improvements in various locations as part of the City's ADA Transition Plan; accepting the bid of Radmacher Brothers Excavating Co., Inc. for construction of the project in the amount of \$668,089.00; authorizing the City Manager, or designee, to enter into a contract with such bidder; and declaring that this Ordinance qualifies for approval in one reading pursuant to Section 2.16(25) of the City Charter.

Jason Saliba, Professional Engineer, provided a brief overview of the proposed. Mr. Saliba noted in 2023 the City of Springfield and the Missouri Highway and Transportation Commission entered into a surface transportation block grant program agreement for an 80/20 cost share for Americans with Disabilities Act (ADA) improvements at 84 intersections for an estimated \$1.35 million. He further noted four bids were received and the low bid of \$668,000 was received from Radmacher Brothers Excavating. Mr. Saliba noted the City's share would be approximately \$133,000 funded by the 1/4-cent Capital Improvement Sales Tax Fund. The proposed would allow award of the bid to Radmacher Brothers.

Councilmember Adib-Yazdi asked if there were any concerns with the bid being low. Mr. Saliba responded they bid the project as filler work between larger jobs.

Councilmember Jenson asked for a detail of work along Campbell Avenue. Mr. Saliba responded it would connect existing sidewalks and expand the sidewalk out to five feet to create passing zones.

Ordinance 28160. Council Bill 2025-122 (Adib-Yazdi, Jenson, McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

13.2. Council Bill 2025-123 (Carroll)

A special ordinance authorizing the City Manager, or designee, to enter into a Marketing Platform Development agreement with the Missouri Department of Economic Development, Division of Tourism, for the purpose of accepting up to \$30,000 in grant funding for welcome and wayfinding signs; amending the Fiscal Year 2025-2026 budget for the Department of Public Works in the amount of \$30,000 to appropriate the state Marketing Platform Development grant funds; and declaring that this Ordinance qualifies for approval in one reading pursuant to City Charter Section 2.16(25).

Tim Rosenbury, Director of Quality of Place Initiatives, provided a brief overview of the proposed. Mr. Rosenbury noted the proposed would allow receipt of grant funds from the Missouri Department of Economic Development, Division of Tourism. He added the funds would be used with a local match from wayfinding signs and signage upgrades through the City. Mr. Rosenbury noted the funds would be in the amount of \$30,000.

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

Ordinance 28161. Council Bill 2025-123 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-124 (Carroll)

A special ordinance authorizing the City Manager, or designee, to apply to the United States Department of Housing and Urban Development ("HUD") for Federal Fiscal Year 2025 Community Development Block Grant ("CDBG") funds in the amount of \$1,489,039 and HOME Investment Partnerships Program ("HOME") funds in the amount of \$1,013,179.74 pursuant to the Consolidated Plan; to accept CDBG and HOME funds if awarded and enter into agreements necessary to accept and carry out any such grants; and approving the grant project recommendations.

Bob Jones, Grants Administrator, provided a brief overview of the proposed. Mr. Jones noted the proposed would allow applications for two United States Department of Housing and Urban Development (HUD) grants. He further noted over the past 30 years, the loan and grant programs had provided decent, safe, and affordable housing, promoted neighborhood stability, created jobs, and assisted homeless service providers. Mr. Jones noted the HOME program averaged over \$1.4 million and the CDBG program averaged \$1.2 million. He added the revenue was reused for HUD-eligible projects. Mr. Jones noted the CDBG had more flexible uses that had to be used to benefit low- and moderate-income persons. The current use of CDBG funds included loans for businesses to create jobs for low-income persons. The funds were also used to support affordable housing development. He added the funds provided limited support of approximately \$200,000 annually to several nonprofit agencies.

Mr. Jones noted HOME funds had to be used for rental housing or homeownership programs. He added local uses of HOME funds were loans for the creation of affordable rental houses, as well as down payment assistance and closing costs.

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

14.2. Council Bill 2025-125 (Horton)

A special ordinance amending the Fiscal Year 2024-2025 budget of the Airport, in the amount of \$665,000 to appropriate reserves from the Capital Improvement Fund to supplement the current budget of the Airport Terminal Flooring Project.

Brian Weiler, Director of Aviation, provided a brief overview of the proposed. Mr. Weiler noted the proposed would allow for a budget adjustment to proceed with a major flooring project in the Airport terminal. He noted the airline terminal was 16 years old, and the carpet had been cleaned twice per week during that time, creating wear and tear. Mr. Weiler noted the current carpet was based on the Ozarks outdoors. Mr. Weiler noted the contractor was chosen on a multifaceted approach. He added the selected contractor came in at approximately \$4.3 million, and the Airport Board awarded the project. Mr. Weiler noted the project funding would come from Airport Reserve Funds generated at the Airport. He added it would be a 42-week multiphase project.

Councilmember Lee expressed his belief the renderings looked great.

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

14.3. Council Bill 2025-126 (Horton)

A special ordinance amending the Fiscal Year 2024-2025 budget for the Department of Environmental Services, in the amount of \$1,870,000, to appropriate retained earnings of the Clean Water Fund for design of the Northwest Wastewater Treatment Plant Facility Improvements Project.

Errin Kemper, Director of Environmental Services, provided a brief overview of the proposed. Mr. Kemper noted the proposed would allow design work for a series of important upgrades to address several things at the Northwest Treatment Plant, including primary treatment, aeration, disinfection, and sludge handling. He further noted it also included architectural improvements and a new maintenance building.

Mr. Kemper noted the improvements supported the long-term regulatory obligations under the overflow control plan and were consistent with what was outlined in the capital improvement plan. He added the \$1.87 million request included a 10-percent contingency for unforeseen design issues, and any unused funds would be returned to the Clean Water Fund.

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

Anita Cotter, City Clerk, read Council Bill 2025-127, 2025-128, 2025-129, and 2025-130 together. The summary for all four bills can be found under Council Bill 2025-130.

14.4. Council Bill 2025-127 (Lee)

A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a collective bargaining agreement (the “CBA”) with the International Brotherhood of Electrical Workers AFL-CIO Union Number 753 (“IBEW”) regarding a bargaining unit within the City’s Crafts, Trades, and Labor employee group; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the IBEW regarding matters of interpretation of the CBA.

14.5. Council Bill 2025-128 (Carroll)

A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a First Amendment to the July 1, 2024, Collective Bargaining Agreement (the “CBA”) with the International Brotherhood of Electrical Workers AFL-CIO Union Number 753 (“IBEW”) regarding a bargaining unit within the City’s Professional, Administrative, and Technical employee group for the purpose of increasing salaries; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the IBEW regarding matters of interpretation of the CBA.

14.6. Council Bill 2025-129 (Hardinger)

A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a First Amendment to the July 1, 2024, Collective Bargaining Agreement (the “CBA”) with the Springfield Police Officers’ Association, Fraternal Order of Police Lodge 22 (“SPOA”) for the purpose of increasing salaries; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the SPOA regarding matters of interpretation of the CBA.

14.7. Council Bill 2025-130 (Hosmer)

A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a First Amendment to the July 1, 2024, Collective Bargaining Agreement (the “CBA”) with the International Association of Fire Fighters, Southern Missouri Professional Fire Fighters Local 152 (“IAFF”) for the purpose of increasing salaries; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the IAFF regarding matters of interpretation of the CBA.

Darla Morrison, Director of Human Resources, provided a brief overview of the proposed. Ms. Morrison noted the Council Bills were a result of the annual labor negotiations for four of the bargaining units. Ms. Morrison further noted the first was the result of annual negotiations with the IBW Crafts, Trades, and Labor bargaining unit. She added this was a full contract year for the group, and the contract covered a wide range of pay and benefit improvements. Ms. Morrison noted funding of merit steps for Fiscal Year 26, along with a 2.5-percent increase for the top step to make it a full merit step, was recommended. She added there were some recommendations for out of title for CTL employees who were filling in for non-supervisory Professional, Administrative, and Technical employees within certain parameters.

Ms. Morrison noted the IBEW PAT group had a wage reopener only year. She noted the recommendations was for funding of merit steps for Fiscal Year 26 for the addition of 2.5-percent to the top step to make a full merit step, and a 2.1-percent across-the-board pay increase.

Ms. Morrison noted the two remaining Council Bills for the Springfield Police Officers Association (SPOA) and the International Association of Firefighters (IAFF) were both wage reopened negotiations. She added the focus from both unions was to make significant improvements to pay as recommended by the Citizens Commission on Community Investment and approved by City Council. Ms. Morrison noted both pay increases would move the salaries to the upper third of the City Salary Survey. She further noted the Police positions would receive a 13.5-percent across-the-board increase in addition to funding merit steps, and most positions in the Fire Union would receive a 22-percent across-the-board increase in addition to funding of merit steps. She added the significant pay increases were made possible by the 1/4-cent sales tax portion of the new 3/4-cent sales tax approved last November. Ms. Morrison noted if approved, the increases would be effective July 13, with a corresponding pay date of July 31.

Councilmember Jenson asked when a Council Bill was anticipated to come forward to allow Human Resources the flexibility to make these types of changes without coming back to City Council. Ms. Morrison responded they were working with the Law Department on a merit rule change that would first go to the Personnel Board. Councilmember Jenson asked about the difference between increases in the Fire Department and Police Department. Ms. Morrison responded the goal was to move the positions into the upper third of the Salary Survey, and there was more ground to cover with Fire positions.

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

City Council recessed at 8:35 p.m.

City Council reconvened at 8:52 p.m.

14.8. Council Bill 2025-131 (Lee)

A general ordinance amending the Springfield City Code, Section 2-92. "Salary Ordinance," by amending job titles within the City service to add or delete various job titles; by providing pay adjustments for non-bargaining unit employees on the following salary schedules: Professional, Administrative, and Technical (Non-Union and Unclassified), Crafts, Trades and Labor Non-Union, Fire Protection Schedule Non-Union (80 and 112 Hour), and Law Enforcement Schedule Non-Union; and by incorporating pay improvements impacting bargaining unit members that were negotiated and tentatively agreed to.

Darla Morrison, Director of Human Resources, provided a brief overview of the proposed. Ms. Morrison noted the proposed addressed pay and benefits for non-union employees. She further noted the proposed requested the addition and deletion of several routing job titles based on department reorganizations and job studies. She noted the recommendations for pay increases for non-union employees included funding of merit steps for Fiscal Year 2026, and 2.5-percent increase for the top step, making this a full step. Ms. Morrison further noted a 2.1-percent across-the-board pay increase was recommended for non-union employees. She added an 18-percent across-the-board pay increase was recommended for non-union Fire Commanders, and a 13.5-percent increase for Law Enforcement Commanders. She noted pay changes would be in effect for the pay period beginning July 13 with a corresponding pay date of July 31.

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

14.9. Council Bill 2025-132 (Carroll)

A general ordinance amending the Springfield City Code, Section 2-91, known as the “Merit System Rules and Regulations,” by amending Merit Rule 22.5 Life Insurance - Bomb Squad, Water Rescue, and Hazardous Materials Teams for the purpose of adding Technical Rescue.

Darla Morrison, Director of Human Resources, provided a brief overview of the proposed. Ms. Morrison noted the Council Bill dealt with specialty teams with the Fire Department and would align with current and past practices regarding the inclusion of the Technical Rescue Team and specialty teams for the Fire Department. She added the Technical Rescue Team was not listed in the merit rule to receive an additional benefit received by specialty teams. She further noted the specialty teams received an additional benefit of a life insurance benefit that allowed coverage for dismemberment. Ms. Morrison added these teams could encounter higher levels of risk and hazard associated with exposures to dangerous materials and working environments regarding specialized skills and equipment.

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

14.10. Council Bill 2025-133 (Hosmer)

A special ordinance authorizing the City Manager, or designee, to enter into an agreement with the Springfield Convention and Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri, in an amount to equal forty-seven percent (47%) of the City’s proceeds from the hotel/motel gross receipts tax, estimated to be \$4,421,575 for Fiscal Year 2025-2026, for the purpose of promoting travel and tourism within the City of Springfield.

Mark Hecquet, President/CEO of the Springfield Convention and Visitors Bureau, provided a brief overview of the proposed. Mr. Hecquet expressed his belief this was an exciting time for the tourism community. He noted the next 18 months would be transformative as the City would be in the national spotlight in April with the Route 66 Centennial celebrations. He added the World Cup would be in Kansas City, putting Missouri in the national spotlight. Mr. Hecquet noted the Cooper Killian Sports Complex developments created an exciting opportunity for the City to shine as a destination. He added Visit Springfield continued to push forward for a new convention event center. Mr. Hecquet noted there was a 2.3-percent increase in the tax generation that was split between short-term rentals and hotels. He further noted they were expecting a higher increase in the next year. Mr. Hecquet added some fund balance was used to pay for obligations to the Cooper Sports Complex and for a new branding initiative. He noted they were focusing on increasing sales efforts in lieu of the Route 66 Centennial. He added payroll had decreased by 2.2-percent. Mr. Hecquet further noted they were leading a number of initiatives, such as a new sculpture series, Gateway Monument project, and way to amplify the brand Visit Springfield. He added they were also working to expand their international reach.

Councilmember Hosmer asked how the budget for promotion of tourism in Springfield compared to other cities of the same size. Mr. Hecquet responded he would need to do more research. Councilmember Hosmer expressed his belief tourism helped every business in Springfield and more could be done with more resources. Councilmember Hosmer asked how much money had been collected from short-term rentals. Mr. Hecquet responded approximately \$150,000 per year. Councilmember Hosmer noted he would like staff to provide an update on the number of short-term rentals in the city and the compliance numbers.

Councilmember Horton thanked Mr. Hecquet for the drone show which occurred around holiday times and expressed her belief it was good for promoting the image of the area.

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

14.11. Council Bill 2025-134 (Hardinger)

A special ordinance authorizing the City Manager, or designee, to enter into an agreement with the Greater Springfield Area Sports Commission, Inc., in an amount to equal four and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$339,750 for Fiscal Year 2025-2026, to promote the attraction of sporting events to the community.

Lance Kettering, Executive Director of the Greater Springfield Area Sports Commission, provided a brief overview of the proposed. Mr. Kettering expressed his appreciation for the support of the voters regarding the 4.5 percent of the hotel motel tax being invested in the Sports Commission. He noted the investment was projected to generate approximately \$340,000 to the Sports Commission and added it was critical to their mission. Mr. Kettering noted in Fiscal Year 2025, they had booked events that would generate approximately 40,000 room nights for the community. He further noted they anticipated finishing the year strong with an estimated \$29 million in direct economic spending generated by sporting events. Mr. Kettering noted a four-year agreement was signed for USA BMX to come to Springfield, and the AAU Track and Field would also be in Springfield at JFK Stadium. He further noted other events coming would be USA Archery and the Special Olympics. He noted upcoming improvements at the Cooper and Killian Complex would strengthen Springfield going forward as a premier destination for sports tourism.

Councilmember Carroll what was missing in Springfield. Mr. Kettering responded an anchor indoor component.

Councilmember Hosmer asked Mr. Kettering to provide a comparison of the budgets for sports commissions of similar-sized cities. Mr. Kettering responded this would be researched.

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

14.12. Council Bill 2025-135 (Lee)

A special ordinance authorizing the City Manager, or designee, to enter into an agreement with the Springfield Regional Arts Council, Inc., in an amount to equal four and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$339,750 for fiscal year 2025-2026, to support the visual and performing arts within the City of Springfield.

Courtney Pinkham-Martin, Springfield Regional Arts Council (SAC) Board President, provided a brief overview of the proposed. Ms. Pinkham-Martin noted the mission of the SAC was to advocate, educate, and collaborate. She further noted they advocate on behalf of all arts and culture to build a thriving community. Ms. Pinkham-Martin noted the arts sector generated approximately \$89.2 million in direct economic activity, with 1.8 million attendees to arts and cultural events. Ms. Pinkham-Martin further noted 1,160 jobs were supported, generating \$50 million in household income. She added they were working on a cultural plan to provide a strategic roadmap to enhance the support and cultural vitality of the region. Ms. Pinkham-Martin noted educational programming included targeting students and educators in grades K through 8. She added they were partnering with teams at Harmony House and the Boys and Girls Club of Springfield. Ms. Pinkham-Martin noted programming and cultural development included arts on Historic Walnut Street, First Friday Art Walk, and the primary art center facility. She further noted they were able to distribute a total of \$220,000 to 24 local and regional arts organizations.

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

14.13. Council Bill 2025-068 (Hosmer)

A general ordinance amending Chapter 70 of the Springfield City Code, 'Licenses, Permits and Miscellaneous Business Regulations,' Article II, "Business and Occupational Licenses in General," Division 1, 'Generally,' Sections 70-36, 'Application for license,' and 70-44, 'Payment of other taxes and special charges prerequisite to issuance of license,' for the purpose of requiring proof of payment of all personal property taxes as a prerequisite of obtaining an occupational license.

Jordan Paul, City Attorney, provided a brief overview of the proposed. Mr. Paul noted the proposed would amend the City Code to require proof of payment of personal property taxes as a prerequisite to obtaining a City Business License. He further noted the Council Bill was referred to the Plans and Policies Committee on March 24, 2025, and the Committee had not met since then. He added since they had not met, the sponsor requested the Council Bill be returned to City Council for consideration.

Councilmember Hosmer noted he asked the Council Bill to be brought back to City Council for consideration. He noted the County Collector, and the County Assessor asked for support. He further noted they had noted 60 percent of businesses in Greene County had not paid their personal property tax to the County. Councilmember Hosmer noted payment of personal property tax was an obligation everyone had and added most of the tax went to support schools, libraries, individuals with developmental disabilities, and needs such as roads and bridges. Councilmember Hosmer further noted an ordinance regarding payment of personal property tax to register vehicles was previously passed and \$4.3 million in back taxes was collected. He added there was currently no enforcement mechanism for businesses to pay their personal property tax.

Councilmember Adib-Yazdi asked about the details of 60 percent of businesses not paying personal property tax. Councilmember Hosmer responded of the 11,400 licensed businesses, only 4,000 had paid their personal property tax. Councilmember Adib-Yazdi asked for clarification of personal property. Councilmember Hosmer responded personal property of the business.

Councilmember Jenson expressed his support for the effort. He noted supporting referral of the Council Bill to Committee and expressed his belief there could be the possibility of unintended consequences. Councilmember Jenson further expressed his belief there had been stagnation in the Committee, but did not believe that process should be disregarded. Councilmember Hosmer responded the Committee process could be lengthy, and the Council Bill would require individuals to provide proof of payment before being issued a business license.

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

14.14. Council Bill 2025-136 (Adib-Yazdi)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hidden Gem Estates, generally located at 6116 South Farm Road 175, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance; and authorizing gates across private streets.

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the Planning and Zoning Commission approved the proposed on March 13, and the plat was moved to City Council for consideration. He further noted the plat included streets and easements, with a private gate across public right-of-way. He noted on April 7 at the City Council Public Hearing, members of the Doran family expressed concerns regarding their family cemetery on the property. Mr. Crighton noted on April 20, the proposed was referred to the Planning and Zoning Commission to provide a recommendation regarding the gate. He further noted at the Planning and Zoning Commission meeting on April 21, the parties involved were given time to negotiate and, at the end of the meeting, both parties came forward with an agreement. Mr. Crighton noted the proposed was before City Council with the option to approve the plat with the gate, approve the plat without the gate, or approve the plat with additional conditions. Mayor Schrag asked if City Council could also reject the proposed. Mr. Paul responded the preliminary plat piece was the same analysis as for any preliminary plat. He added that unless there was an issue with the subdivision regulations, it was recommended the plat be approved. Mr. Paul noted the gate could be approved or removed.

Councilmember Lee noted the Planning and Zoning Commission approval was based on a seven-point agreement between the two parties and now the parties no longer agreed. He asked if the proposed should be sent back to the Planning and Zoning Commission since there was language that had not been worked out. Mr. Paul responded the language agreed to was included in the proposed and the option to approve the gate was at the sole discretion of City Council. Steve Childers, Director of Planning and Development, noted the Planning and Zoning Commission moved the item to the end of the agenda to give the developer and the family an opportunity to come to an agreement. He further noted at the end of the meeting, the two parties provided their agreement to the Commission. He added the agreement fell apart between the Planning and Zoning Commission meeting and the City Council meeting. Mr. Childers noted it was conveyed that the Public Works Department would allow for the southeast entrance to serve as access to the cemetery.

Councilmember Adib-Yazdi asked if access to the cemetery was part of the legislative requirement. Mr. Childers responded reasonable access would not be found in the Subdivision Codes. He added the issue of maintenance, fencing materials, and signage would be an agreement between private citizens.

An opportunity was given for citizens to express their views.

Terri Herman, property owner, addressed City Council. Ms. Herman noted she had contacted City Council members regarding the proposed. She further noted she did not agree with points one through seven and requested the language be removed. Ms. Herman noted they were fine with the previous request for access and everything else would be taken care of as a civil matter.

Dwayne Doran, a member of the family, addressed City Council. Mr. Doran noted there was approximately 250 feet of fence removed and a sign removed. He added the families had maintained the cemetery for 200 years. Mr. Doran expressed his belief communication was not properly handled regarding the issue.

Councilmember Lee noted the Planning and Zoning Commission could not determine certain items discussed, such as maintenance of the cemetery. He asked Mr. Doran if they agreed to the dates to enter the fenced area. Mr. Doran responded affirmatively and noted the gate access was supposed to include twelve holidays. Councilmember Lee expressed his belief gate access should be considered. Mr. Childers noted there was no way for the City to enforce who maintained the cemetery.

Councilmember Hosmer asked if City Council could condition gate approval based on access or maintenance. Mr. Paul responded the way the ordinance was written, it could. Councilmember Hosmer expressed his belief it would be better if the parties agreed upon the language to be included. Mr. Paul noted the gate was in a separate section and City Council had broad authority to do what they wished regarding approval of the gate. He added disallowing the gate would not invalidate the plat.

Councilmember Hosmer moved to table Council Bill 2025-136 (Adib-Yazdi). Councilmember Horton seconded the motion and discussion continued.

Councilmember Lee asked if the intention was for City Council to work out the issue or for the proposed to return to the Planning and Zoning Commission. Councilmember Hosmer responded he would rather the parties work it out, and if they could not, then City Council should resolve the issue.

The motion to table Council Bill 2025-136 failed by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, and Mayor Schrag. Nays: Councilmember Carroll, Councilmember Lee, and Councilmember Adib-Yazdi. Absent: Councilmember McGull and Mayor Pro Tem Hardinger. Abstain: None.

Lyndell Link, a representative of Global Survey, addressed City Council. Mr. Link expressed his belief the parties needed to resolve the issue of the gate access. He noted the gate would be open for 12 holidays.

Makennah Doran addressed City Council. Mr. Doran noted the big issue the family had was regarding the signage. He further noted the previous sign listing the family's contact information was a professional sign, and the family would like it returned. Mr. Doran added the contact point for the property owners had been changed several times. He expressed his belief the development was wonderful, and noted the family was not opposed to the development itself. He expressed his belief the developers had met with City Council, and noted the family would like the same opportunity.

Councilmember Jenson noted he had received a phone call on his City cell phone, and further noted those phone numbers were available to anyone.

Councilmember Adib-Yazdi noted he had also received a phone call, but there were no group sessions or closed-door meetings.

Lee Doran addressed City Council. Mr. Doran noted what was verbally agreed upon at the Planning and Zoning meeting included the family maintaining the cemetery, which was not reflected in the proposed. He further noted they would also like the sign put back up and questioned the ownership of the fence once it was replaced.

Councilmember Adib-Yazdi noted there were seven bullet points listed as agreements in the proposed. He further noted the agreements listed access to Ruby Court available on 12 major holidays, year around access from Southwood, a fenced pathway to the cemetery, a fence surrounding the cemetery, and replacement of the sign. Councilmember Adib-Yazdi added the City had no enforcement on the operational side of the proposed and maintenance was not listed in the agreements. He asked Mr. Doran if the agreements were something they would agree to. Mr. Doran responded most of it was.

Councilmember Jenson asked if a previous speaker could be asked additional questions. Mayor Schrag responded affirmatively. Councilmember Jenson asked Ms. Hermann to return for questions. Councilmember Jenson noted there appeared to be an agreement with the Doran family to the seven items listed and asked Ms. Herman to clarify that she was no longer in agreement. Ms. Herman responded she was not and noted only Southwood access would be offered since it was now available. Ms. Herman expressed her belief the cemetery was not well maintained. She noted she owned the cemetery and the fence.

Councilmember Jenson asked if the question before City Council wasn't whether the preliminary plat was approved, but whether a private gate was approved. Mr. Paul responded affirmatively. Councilmember Jenson asked if the preliminary plat could be approved, but the gated access eliminated, and the property required to be open all year. Mr. Paul responded affirmatively.

Lee Doran was called back for comments. Mr. Doran noted the family does maintain the cemetery well.

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

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Daryl Baker wishes to address City Council.

Daryl Baker addressed City Council. Mr. Baker expressed his belief history had shown the way for him to get anyone to listen was to elicit an emotional response. Mr. Baker expressed his belief he had been subjected to harassment and lack of respect by members of the Police Department over the last seven years. He further expressed his belief the harassment had not stopped. Mr. Baker noted he was working on furthering his education. He expressed his belief the damage done to him was irreparable. He asked when it would stop.

15.2. Terrence Davis wishes to address City Council.

Terrence Davis did not appear to address City Council.

15.3. Christina Angle wishes to address City Council.

Christina Angle addressed City Council. Ms. Angle expressed her thanks and appreciation to City Council for their leadership and time. Ms. Angle thanked them for their attention to the City Manager search. She congratulated Mr. Cameron on his appointment as City Manager.

16. NEW BUSINESS.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

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

19.1. Council Bill 2025-137 (Hosmer)

A special ordinance authorizing the City Manager, or designee, to accept grant funds from the Community Foundation of the Ozarks in the amount of \$17,000 for use by the Springfield-Greene County Health Department to promote vaccine awareness and to enter into necessary agreements to carry out the grant; and amending the Fiscal Year 2024-2025 budget in the amount of \$17,000 to appropriate the funds.

19.2. Council Bill 2025-138 (Horton)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hulston Subdivision, generally located at 3373 and 3449 North Vernon 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.

20. CONSENT AGENDA – ONE READING BILLS.

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

21.1. Confirm the following reappointment to the Springfield Greene County Park Board:
Dianna Parker with term to expire June 1, 2028. Confirmed.

22. END OF CONSENT AGENDA.

23. ADJOURN.

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



EXPLANATION TO COUNCIL BILL 2025-121 (HORTON)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 104 acres of property generally located at 3299, 3373, and 3449 North Vernon Road from R-SF, Single-Family Residential District to Planned Development No. 391; and adopting an updated Official Zoning Map. (By: Hulston Investments Inc. & Laura Hawkins-Morris et al; 3299, 3373 and 3449 North Vernon Road (Farm Road 159); Planned Development No. 391).

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 104 acres of property generally located at 3299, 3373 and 3449 North Vernon Road from R-SF, Single-family Residential District to Planned Development No. 391. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION:

PLANNED DEVELOPMENT NUMBER NO. 391

The applicant is requesting to rezone approximately 104 acres of property generally located at 3299, 3373 and 3449 North Vernon Road (Farm Road 159) from R-SF, Single-family residential district to Planned Development No. 391. This application is running concurrently with the preliminary plat of "Hulston Subdivision" which includes a portion of the Planned Development.

REMARKS: The Planning and Zoning Commission held a public hearing on May 8, 2025, and recommended **denial** of the application, by a vote of 4 to 4.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is requesting to rezone approximately 104 acres of property generally located at 3299 North Vernon Road, 3373 and 3449 North Farm Road 159 from R-SF, Single-family residential district to Planned Development No. 391. This application is running concurrently with the preliminary plat of "Hulston Subdivision" which includes a portion of the Planned Development.

2. The *Comprehensive Plan's Land Use & Development* chapter identifies this area within the Mixed Residential Placetype. This placetype contains primarily higher density single-family attached and multi-family residential dwellings. This includes townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Residential uses are supported by key cultural and institutional centers, such as schools and places of worship. Housing for university and college students, young professionals looking for housing close to work, and seniors desiring to downsize are prioritized within this placetype.
3. This application is consistent with the Mixed Residential placetype which lists primary uses as single-family attached, single-family detached and multi-family dwellings as a primary use. Further, low-intensity neighborhood commercial is listed as a supporting use.
4. This application is intended to allow a variety of housing options. Area A will allow single-family homes on lots with a minimum size of 4,000 square feet. Area B will allow garden apartments which are multi-family structures containing eight (8) to twenty (20) units. Area D will allow 6-plex multi-family buildings with garages and stacked duplexes. Area E will permit cottage housing, which is small, free-standing single-family buildings intended for one owner on a single lot.
5. The proposed PD includes a centrally located commercial Area C which would allow uses in the GR, General Retail district. The PD restricts more intense uses that are normally permitted in GR such as adult entertainment, funeral homes, mortuaries, and convenience stores with gas pumps.
6. The proposed PD incorporates design requirements taken from newly adopted (not yet implemented) *Springfield Land Development Code*. These provisions will be both for the residential and non-residential construction.
7. The intent of the residential design requirements in the proposed PD includes the following.
 - a. Enhance the appearance and livability of the neighborhood through thoughtful neighborhood design, including streetscapes, parks and trails, and other focal points that shape neighborhood character.
 - b. Strengthen the unique character and identity of the development
 - c. Provide housing variety and a compatible mix of building types within the development.
 - d. Foster "complete neighborhoods" by promoting proximity and access to neighborhood-supporting uses
 - e. Promote lasting and sustained investment with quality design.
8. The non-residential requirements in the proposed PD have the following intent:

- a. Improve the appearance and vibrancy of the district with good civic design.
 - b. Strengthen the value and accessibility of places by coordinating site access and internal circulation systems with street networks and streetscape design.
 - c. Enable an appropriate scale and range of buildings and development patterns
 - d. Promote connections to natural elements in the development using sustainable design practices.
 - e. Create lasting value with quality design.
9. The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages creative housing solutions in Section 2.2 to add housing diversity and support downsizing households, young professionals and aging-in-place. Creative housing types can play an effective role in increasing housing diversity in a community and providing smaller-scale, more affordable housing options. Examples of creative housing types include missing middle housing types, tiny homes, pocket neighborhoods, and accessory dwelling units (ADUs). The city should ensure the Land Development Code allows for such housing types in the Residential Neighborhood placetypes, where they can be targeted for infill development.

The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages the development of strategically located higher-density residential development and promotes policies to create attainable, market-rate housing in Section 2.3. By encouraging higher-density residential development, the city can provide for a greater range of unit types, sizes, and price points within future development. In addition to helping address lower-income housing needs, smaller-scale housing units are often desirable for young professionals and new families looking to make a start in Springfield. They can also be attractive to empty nesters and senior citizens hoping to “age in place” and remain in Springfield for the long term.

10. If approved, the applicant will need to subdivide the property following the established major subdivision process.
11. A Traffic Impact Study (TIS) shall be completed which shows the impact of any proposed development on the public street system in the area. Improvements required as a part of the TIS shall have Public Improvement Plans to be submitted to and approved by the City and must be constructed or escrowed prior to issuance of any building permit.
12. The future roadways as shown on the Major Thoroughfare Plan will not be dedicated at this time, as the roadways would not connect to any existing street network. The north-south future secondary arterial is to be dedicated with the second Major Subdivision application. An application to remove the east-west

collector from the Major Thoroughfare Plan will be submitted later this year. The Ozarks Transportation Organization (OTO) technical committee met and recommended to remove the east-west arterial. This is subject to OTO board, Greene County and City approvals to officially remove.

13. 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. The utility easements will be dedicated on the final plat.
14. The subject property has access to public sewer. Gravity public sewer will need to be provided for all new lots in accordance with city standards. This will require public improvement plans which will need to be constructed or escrowed before any plats could be approved.
15. There are few changing conditions in the area affected that make the proposed rezoning necessary.
16. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity.
17. 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. Easements for utilities will be provided on the preliminary and final plat.
18. 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. With the proposed PD improvements, Traffic supports the request.
19. 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.
20. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
21. The proposed rezoning was reviewed by City departments and comments are contained in the staff report.

STAFF RECOMMENDATION: Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Mixed Residential placetype and on the finding of facts above.



Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. PD 391 - 3299, 3373, and 3449 North Vernon Road
2. PD 391_exhA
3. PD 391_exhB
4. PD 391_exhC

One-rdg. _____
P. Hrngs. X
Pgs. 72
Filed: 06-03-25

Sponsored by: Horton

First Reading: _____ Second Reading: _____

COUNCIL BILL 2025-121 GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 36-306, 'Official
2 zoning map and rules for interpretation,' by rezoning approximately
3 104 acres of property generally located at 3299, 3373, and 3449
4 North Vernon Road from R-SF, Single-Family Residential District to
5 Planned Development No. 391; and adopting an updated Official
6 Zoning Map.
7 _____
8

9 WHEREAS, an application has been filed for a zoning change of the property
10 generally located at 3299, 3373, and 3449 North Vernon Road, and more particularly
11 described in "Exhibit A," attached hereto and incorporated herein by this reference, from
12 R-SF, Single-Family Residential District to Planned Development No. 391; and
13

14 WHEREAS, following proper notice, a public hearing was held before the
15 Planning and Zoning Commission on May 8, 2025, a copy of the Record of Proceedings
16 from said public hearing being attached hereto and incorporated herein by this
17 reference as "Exhibit B," and said Commission recommended denial by a vote of 4 to 4;
18 and
19

20 WHEREAS, the City has reviewed the applicant's request and prepared a staff
21 report concerning the application, a copy of which being attached hereto and
22 incorporated herein as "Exhibit C"; and
23

24 WHEREAS, proper notice was given of a public hearing before City Council and
25 said hearing was held in accordance with law.
26

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI, as follows, that:
29

30 Section 1 – The property described in "Exhibit A" is hereby rezoned from R-SF,
31 Single-Family Residential District to Planned Development No. 391. Springfield Land
32 Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' is
33 hereby amended, changed, and modified consistent with this Ordinance.

34 Section 2 – The property described in “Exhibit A” of this Ordinance shall be
35 subject to the requirements and standards included in “Exhibit C – Exhibit 1,” and these
36 requirements and standards shall govern and control the use and development of the
37 land in Planned Development No. 391.

38
39 Section 3 – City Council hereby directs the City Manager, or designee, to update
40 the City's digital zoning map to reflect this rezoning, and City Council adopts the map
41 thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in
42 Springfield Land Development Code, Section 36-306, ‘Official zoning maps and rules of
43 interpretation.’

44
45 Section 4 – The Official Zoning Map herein adopted shall be maintained and
46 archived in the same digital form in which this Council has approved its adoption.

47
48 Section 5 – This Ordinance shall be in full force and effect from and after
49 passage.

50
51 Passed at meeting: _____

52
53 _____
54 Mayor

55
56 Attest: _____, City Clerk

57
58 Filed as Ordinance: _____

59
60 Approved as to form: Laura Vales, Assistant City Attorney

61
62 Approved for Council action: Colin Sykes, Interim City Manager
63
64

EXHIBIT A
LEGAL DESCRIPTION

A TRACT OF LAND LYING IN LOTS 3 AND 4 OF THE NORTHWEST AND NORTHEAST FRACTIONAL QUARTERS OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 3 OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 1, THENCE NORTH $89^{\circ}23'19''$ WEST, 24.23 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST RIGHT-OF-WAY OF SUMMIT AVENUE; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH $89^{\circ}23'19''$ WEST, 1293.80 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2010, PAGE 034747-10 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE NORTH $02^{\circ}07'51''$ EAST 1330.57 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE SOUTH $89^{\circ}22'35''$ EAST, 97.50 FEET; THENCE LEAVING SAID NORTH LINE NORTH $04^{\circ}59'38''$ WEST, 1322.33 FEET; THENCE NORTH $02^{\circ}19'23''$ EAST, 14.49 FEET TO A POINT ON THE NORTH LINE OF LOT 4 OF SAID NORTHWEST FRACTIONAL QUARTER, SAID POINT ALSO LYING ON THE SOUTH LINE OF HUNTINGTON POINTE PHASE V, A SUBDIVISION RECORDED IN BOOK AAA, PAGE 572 OF SAID RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID LOT 4 SOUTH $89^{\circ}23'47''$ EAST, 66.47 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID HUNTINGTON POINTE PHASE V; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 4 SOUTH $89^{\circ}22'20''$ EAST, 1334.18 FEET TO THE NORTHEAST CORNER OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 1; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER SOUTH $02^{\circ}28'23''$ WEST, 872.28 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1677, PAGE 271 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTH LINE SOUTH $89^{\circ}37'54''$ EAST, 637.26 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF VERNON AVENUE; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY SOUTH $01^{\circ}53'40''$ WEST, 461.95 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH $01^{\circ}22'36''$ WEST, 1148.55 FEET TO A POINT ON THE NORTH LINE OF HILL AND DALE SECOND ADDITION, A SUBDIVISION IN GREENE COUNTY RECORDED IN BOOK V, PAGE 11 OF THE AFOREMENTIONED GREENE COUNTY RECORDER'S OFFICE; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID NORTH LINE NORTH $89^{\circ}26'48''$ WEST, 455.55 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2019, PAGE 001195-19 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE NORTH $01^{\circ}57'31''$ EAST, 49.85 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE LEAVING SAID EAST LINE AND ALONG SAID NORTH LINE NORTH $88^{\circ}12'30''$ WEST, 200.18 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE

LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE SOUTH $01^{\circ}44'47''$ WEST, 192.00 FEET; THENCE CONTINUING ALONG SAID WEST LINE SOUTH $37^{\circ}53'51''$ EAST, 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SMITH STREET; THENCE LEAVING SAID WEST LINE AND ALONG SAID RIGHT-OF-WAY SOUTH $89^{\circ}53'41''$ WEST, 44.09 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE AFOREMENTIONED SUMMIT AVENUE; THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG SAID WEST RIGHT-OF-WAY SOUTH $02^{\circ}38'23''$ WEST, 30.04 FEET TO THE POINT OF BEGINNING, CONTAINING 4,543,482 SQUARE FEET (104.30 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29N, RANGE 22W, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT B
RECORD OF PROCEEDINGS

Planning and Zoning Commission – May 8, 2025

COMMISSION ACTION: (combine presentation for Planned Development 391 and Preliminary Plat of Hulston Subdivision)

Planning and Zoning Commissioner Knuckles moved to combine presentations for Planned Development 391 and Preliminary Plat of Hulston Subdivision; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: None. Absent: Commissioner Colony. Abstain: None.

Planned Development 391

3299, 3373 & 3449 North Vernon Road (Farm Road 159)

Applicant: Hulston Investments, Inc., & Laura Hawkins-Morris, et al

Mr. Sparlin stated that this is a request to rezone approximately 104 acres of property and to subdivide approximately 64.19 acres of property into two (2) lots to facilitate the development of the site.

Mr. Scott asked about for verification on area E and it was noted that they are expected to be single family, but with a minimum lot size.

Mr. Lebeck asked why a Planned Development versus other zoning districts, and it was noted that they are using a Planned Development because of its uniqueness and convenience.

Mr. Knuckles noted his concerns of the intense layout with the 104-acre development.

Mr. Scott asked about density, i.e., units per acre and what are the exceptions made to make this typical and it was stated that there is a variety of housing types.

Mr. Hosmer noted that the developer is trying to align the Planned Development to with the new code as it would not work under the current code.

Mr. Lebeck asked about the smaller lots and was told that with the new code lots can be smaller.

Mr. Doennig opened the public hearing.

Mr. Derrick Estell, 1550 E. Republic Road representing the applicant noting that they are wanting to satisfy as many parts of the comprehensive plan as possible and that growth in city has made it harder to find larger tracts of land for development. He also noted that there will be major thoroughfare plan amendment to follow and at the neighborhood meeting one of the concerns was about cut-through traffic from the development and so some changes were made as a result.

Mr. Knuckles asked if this was to be a phased project and answered that it could potentially.

Mr. Scott asked if any improvements were to be made to the connection to Smith or Summit due to increased traffic and was told that there are plans for improvement based on the traffic impact study.

Ms. Stephanie Stenger, 5051 S. National Avenue stated that they had the neighborhood meeting and believes that most of their concerns were taken care of. She also noted that she does not believe rental housing brings in more crime as noted from some of their concerns and gave out examples of diversity.

Commission members went over examples of first-time buyers and renters.

Ms. Barbara Bentkowski, 964 E. Redbud Lane stating that she believes this development is too dense and won't attract any kind of permanent or long-term tenant and voiced her concerns regarding the increased traffic flow (1000 vehicles per day) and storm water runoff.

Mr. Scott asked where Ms. Bentkowski got her traffic information, and she replied that 500 units with two cars per unit makes it a rough estimate of 1000 vehicles per day.

Mr. Lebeck stated that he appreciates her concerns regarding the density and asked if this is about a 20% increase. Staff confirmed about 9.6 increase per acre from 8 which is about 20%.

Mr. Wayne Dering, 908 E. Snider Street stated that this development does not fit with the area and that the density is too intense and voiced his concerns over the increase in traffic. He also stated that he had not received notification about this development and staff noted that neighborhood notices and commission meeting notices were sent out to people living within 500' and 185' of the development.

Mr. Phillip Watts, 923 E. Camorene Street went over his opposition to the development gave out examples of increased density and spoke about the inclusion of apartment units in the proposal. He noted that the comprehensive plan highlights strategic family multi-family development that would be better at those locations rather than this site. He went over his concerns for each area that was earlier presented by Mr. Sparlin.

Ms. Kim Armel, 814 E. Smith Street noted her concerns for traffic control and density and believes it may ruin the area where she currently lives.

Mr. Doennig closed the public hearing.

Mr. Pauly voiced his comments – "When we look at the development within the city of Springfield, this particular development as it was brought forward to us is a very interesting way to take a look at things. It does address a lot of the needs that we do have in the city of Springfield, but I do have to agree that this is too much, too fast, in the wrong place. I think with the idea of backing down from this a little bit is a way to look at it. I'm also concerned when we see a request like this come forward, where you've got a developer who's doing a very large grab at one time with the idea of asking for everything that they can get up front.

And I always go back to the whole idea, and we've all heard it before, the idea of eating an elephant. Are they trying to eat the entire elephant in one bite or are they trying to take smaller bites? The way that I would approach this would be to take smaller bites. That is my comment for this evening."

Ms. Ridge voice her comments – "Whenever the question comes up of rezoning land for a multi-family or apartments complex, the complex comments are always made that apartments or people who live in rental housing tend to be criminals or tend to be somehow undesirable. I always resent that because I feel like all of us have probably lived in an apartment or rented property at some point in our lives, no matter where we live now. So, I always kind of think, you know, I lived in a in apartments for several years and I never did go out and burglarize any anyone's house. But secondly, I don't have any problem with the concept of the planned development as such, but I feel that it's probably a decent enough plan but in the wrong place. I had not driven. I'd driven out on North on National before, but until this week I had not driven N on Vernon Street and I was pleasantly surprised because the area to the left as I was driving north with some of the most beautiful land I've seen in quite a long time. And often in this on this Commission, we don't talk about the aesthetic qualities of things. We talked about whether they meet all the little requirements from A-Z, but we don't say what they're going to do for our visual environment. And in this case, I think that it would not matter what an attractive development it may ultimately be if it were approved, I don't think it would contribute to would visually enhance that area or our community in general. So, I did want to make that comment about the aesthetic qualities of it."

Mr. Knuckles voiced his comments – "As I stated before, I feel like it's a lot for this area. It's in my interpretation of what we're trying to get to in Springfield. It it's almost like a small community up in the semi-rural area and if it were in the area in closer to town, I think it would fit better. But I think it's just too dense and too much for this particular case and that's the only comments that I have."

Mr. Scott voice his comments – "I'll be bold enough to take an opposite stand from my colleagues. Yes, it's not a perfect plan. There are no perfect plans. I'm an architect. I can assure you there are no perfect plans. No laughing from the engineer to my left, please. But this is clearly compliant with the goals of the comprehensive plan. And the way I look at this is similar to way I measured against say the success of Chesterfield Village was built essentially in a rural area and now has become a very successful community with in itself that has commercial space. It has churches that were formerly movie theaters, has apartments, has townhomes, has single family, so very successful and sought after neighborhood. And I think that is what's trying to be created here. I understand the fact that change is difficult, so I have no problem with those who speak against it. I just see another vision as a as a person whose job is it to vision projects years in advance. I think this could be a wonderful asset for that end of the city. These people probably won't know the difference, but you will know. I used to live at on North Pickwick, just a few blocks from this area. It was a delightful area for me to live for a few years during high school, but that doesn't mean it has to stay that way. So, I believe this plan can work and I will be supporting it in part based on the fact that testimony that came via the ear of Mr. Hosmer from Michael and you know an easy calculation if this were strictly strength single family as many have testified as a preference. The density that is being proposed is only a 22.5% increase with the judged against the entire development. It is not the extreme, you know, pack it in the bag density was testified to, but the difference between the 9.8 that Mister

Hosmer put into testimony and the single-family zoning which allows 8 units per acre. That's a 22.5% increase for this development. So, I don't see the dire straits of density that are favored folks in the audience are saying that be the conclusion of my comments and I will be supporting it."

Mr. Hunton voice his comments – "I went ahead and did some math on my own and just to add to your point, Mr. Scott, I, I think I think the 22% was actually a little low if, if the math is right based on the proposal from there, if we break it down and then put however many units per acre do that for each of the areas. I was coming out with 878 units total for 104 acres. Suffice to say I'm coming out to about 16% versus a make 104 acres 6000 square feet each. So, I would question that 22 might actually be higher than the point you just made, making your point slightly better you."

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Planned Development 391; Commissioner Scott seconded the motion. It **Failed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Hunton, and Commissioner Lebeck. Nays: Commissioner Ridge, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Absent: Commissioner Colony. Abstain: None.



Bob Hosmer, AICP
Planning Manager



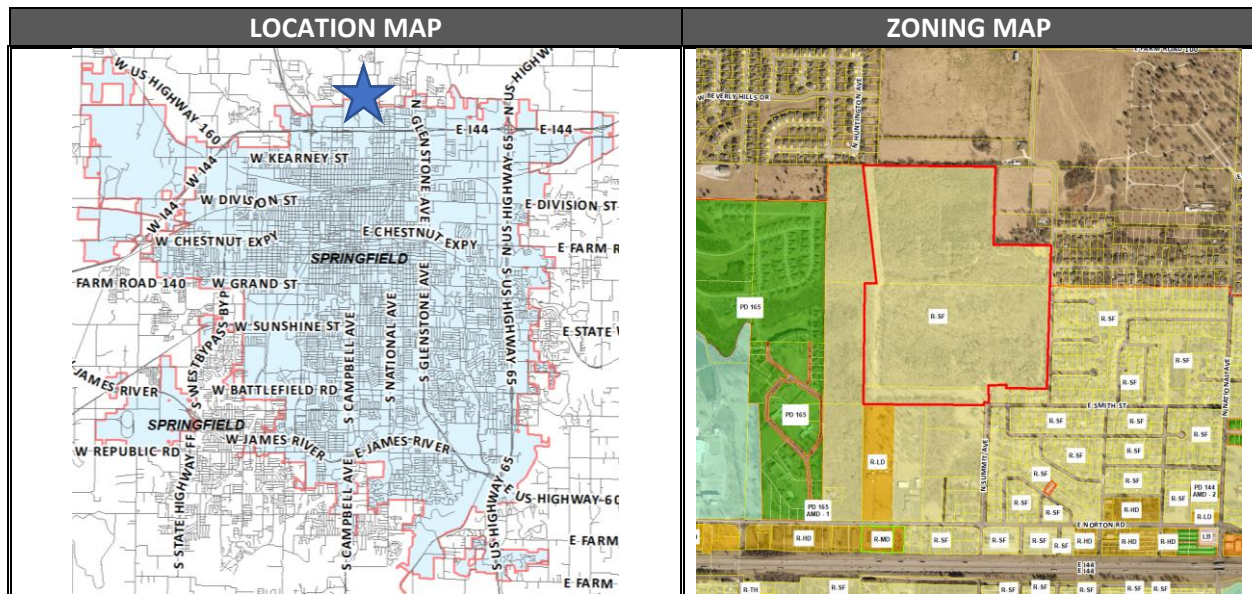
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Planned Development No. 391
Location:	3299, 3373 and 3449 North Vernon Road (Farm Road 159)
Total Acres:	104 acres
Applicant:	Hulston Investments Inc. & Laura Hawkins-Morris et al
Existing Land Use:	Undeveloped land
Neighborhood Meeting:	April 15, 2025
Planning and Zoning Commission:	May 8, 2025
City Council:	June 9, 2025
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 Planned Development No. 391 (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 104 acres of property generally located at 3299, 3373 and 3449 North Vernon Road from R-SF, Single-family Residential District to Planned Development No. 391.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was zoned R-SF 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 PD 391
Minimum Yard Requirements	See Exhibit 1.
Maximum Structure Height	See Exhibit 1
Minimum Open Space	See Exhibit 1
Buffering and Landscaping	See Exhibit 1

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The Mixed Residential placetype contains primarily higher density single-family attached and multi-family residential dwellings. This includes townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Residential uses are supported by key cultural and institutional centers, such as schools and places of worship. Housing for university and college students, young professionals looking for housing close to work, and seniors desiring to downsize are prioritized within this placetype. Encouraging investment to enhance existing properties as

DEVELOPMENT REVIEW STAFF REPORT

well as attracting new high-quality development with attention to scale and building design is a key focus to ensure desirable character within the placetype.

Primary Land Uses:

- Single-family attached
- Single-family detached
- Multi-family

Supporting Land Uses:

- Parks, greenways, and open space
- Low-intensity urban agriculture
- Public and private schools and places of worship
- Low-intensity neighborhood commercial

Characteristics

TRANSPORTATION & INFRASTRUCTURE:

- Access management is improved for vehicles through curb cut consolidation and cross-access between properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities, pedestrian and bicycle infrastructure, and automated vehicle parking and loading spaces are integrated along major corridors and integrated into private development plans.
- Traffic-calming measures, such as speed-humps, bump-outs, roundabouts, landscaped chicanes with integrated stormwater management, and on-street parking are used to slow traffic.
- Quality of place and identity is enhanced through preserving and planting trees, and other landscaping and traffic calming improvements are made that double as streetscape elements.
- As technology, trends, and funds permit, utilities are buried or are consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Sidewalk gaps are filled, and sidewalks connect to transit routes, greenways and trails, and supportive uses located within the neighborhood and around the perimeter.
- Transit service is expanded along key commercial corridors over the long term with bus stops enhanced with shelters and live timetables.
- Street network is well-connected, designed for slow traffic, and includes pedestrian facilities.
- The higher density nature of the placetype prioritizes these areas for future transit access and Transit-Oriented Development (TOD) as the City looks to expand the system in the long term.
- 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.

URBAN DESIGN - BUILDING AND SITE TYPOLOGY:

- Residential development and neighborhood-scale commercial buildings are oriented to the street and focus on pedestrian scale.

DEVELOPMENT REVIEW STAFF REPORT

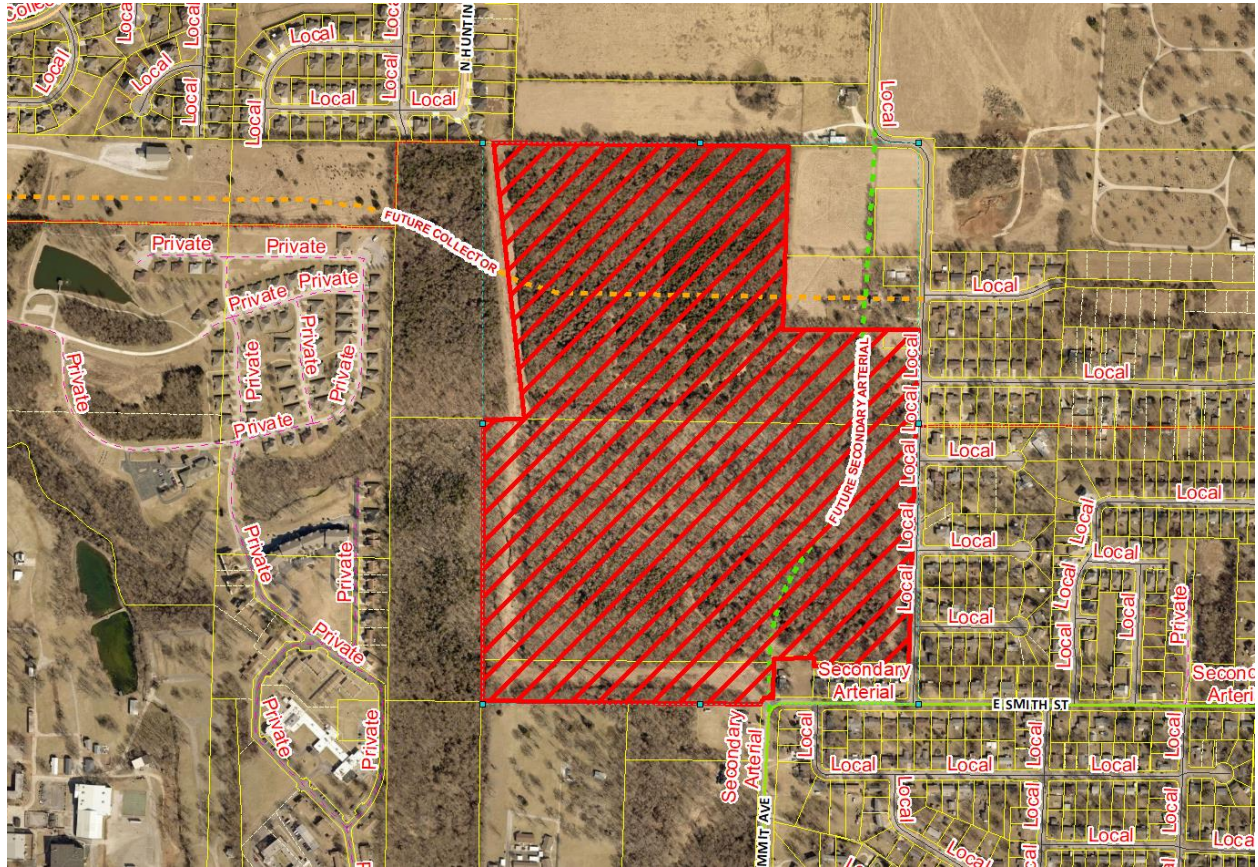
- Parking is to be located behind or beside the primary buildings with abundant landscaping and screening. Pedestrian pathways to provide safe access to business entrances.
- Preservation of neighborhood schools and adaptive reuse of existing residential and non-residential structures is encouraged.
- New structures reflect the character and context of the historic neighborhood fabric and developed area.
- A greater focus on site design, parking access, massing, and building orientation are adopted to ensure new development is complementary to adjacent lower density residential development.
- Multi-story buildings designed with active ground floor spaces are visible and inviting to the pedestrian with transparent, glass windows and doors.
- Quality materials, construction methods, workmanship, and design are 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.
- The main entrance of new development is oriented towards the primary street.
- Windows, balconies, and porches are encouraged on upper stories to provide informal security with “eyes on the street” and activation.
- Lighting, signage, landscaping, mail, and delivery accommodations are proactively incorporated into the site design.
- Mechanical equipment, trash receptacles, and recycling bin storage areas are fully screened or located away from major roadway view.

TRANSITIONS:

- Mixed Residential Placetypes near the Downtown and city corridors help generate activity and increase access to local shoppers, while providing high-quality, affordable housing options.
- Mixed Residential developments are prioritized and supported in locations adjacent to major employment centers, activity centers, healthcare facilities, higher education facilities, schools, major parks, greenways, recreational facilities, and existing city corridors in need of an expanded customer-base and reinvestment.
- Higher density residential is sufficiently screened and buffered from lower density uses.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	County R-1	R-SF, R-LD	R-SF, County R-1	R-SF
LAND USE	Single-family homes, agriculture	Single-family homes	Single-family homes	Undeveloped land
PLACETYPES	Traditional Neighborhood	Mixed Residential, Traditional neighborhood	Traditional Neighborhood	Mixed Residential

DEVELOPMENT REVIEW STAFF REPORT

REVIEWING DEPARTMENTS COMMENTS:

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

1. No issues with the proposed rezoning. Underground electric service can be provided on the property, however the existing overhead distribution/transmission lines along the ROW areas will remain as-is. The proposed layout of the street parking will conflict with an existing transmission pole. Per discussion with the applicant, the layout can be adjusted so the pole will wind up in an island, and a relocation may not be needed. CU Engineering will review this when the construction plans are submitted.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues with proposed rezoning and development. Gravity public sewer will need to be provided for all new lots in accordance with city standards. This will require public improvement plans which will need to be constructed or escrowed before any plats could be approved.

FIRE DEPARTMENT:

1. No objections to rezoning.
2. Installation of fire hydrants, fire access roads, and fire suppression systems shall comply with 2018 IFC.

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	N. Vernon Road	Local	City	25	25	NA	No	Yes	No
Street 2	E. Smith Street	Secondary Arterial	City	35	30	NA	No	Yes	No
Street 3	N. Summit Avenue	Secondary Arterial	City	35	40	NA	No	Yes	No
Street 4	Extension of N. Summit Avenue	Secondary Arterial	City	35	0	NA	No	Yes	No
Street 5	Extension of E. Camorene Street	Local	City	25	0	NA	Yes	Yes	No

DEVELOPMENT REVIEW STAFF REPORT

Other Streets	New Local Streets	Local	City	25	0	NA	Yes	Yes	No
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ACCESS - All new and existing driveway approaches shall comply with the accepted Traffic Impact Study, requirements of the planned development, and 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 two (2) bus stops near the property on E. Norton Road.

IMPROVEMENTS - A Traffic Impact Study was completed and accepted for this development. The following improvements are required based on the Traffic Impact Study.

- Designated 175-foot left-turn lane restriped on Norton Road to accommodate eastbound left- turning traffic onto northbound Summit Avenue.
- Redesign intersection of Summit Avenue and Smith Street to accommodate new intersection geometry with north-south secondary arterial (Access 01).
- Revise signing and striping at the intersection of Summit Avenue and Smith Street.
- Intersection improvements at Vernon Avenue and Camorene Street to accommodate Access 02.
- Correct sight-distance obstruction at the northeast corner of Norton Road and Summit Avenue.
- An east-west street identified in the Major Thoroughfare Plan (MTP) was initially proposed to connect with E. Camorene Street; however, an amendment has been proposed to remove this collector street extension. If the amendment is not approved and the street remains in the MTP, the site plan shall be revised accordingly, and the collector street shall be constructed through public improvement plans.

All public improvements shall be designed and constructed per City of Springfield Public Works Design Standards for Public Improvements. All required public improvements must be constructed, or funds escrowed prior to approval of a building permit or final plat.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

SITE DESCRIPTION & DRAINAGE PATTERN

Location	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
3299 N Vernon Rd	Pea Ridge Creek	Stormwater Report Needed	No	Yes	Yes	Yes

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. In accordance with the City of Springfield Code and the manual, if the additional

DEVELOPMENT REVIEW STAFF REPORT

impervious is minimal then a fee in lieu of detention may be allowed per the Director of Public Works.

- a. A Stormwater Report is required to determine downstream impacts before the PW-Stormwater division can recommend supporting for any Fee in Lieu of Detention Applications.

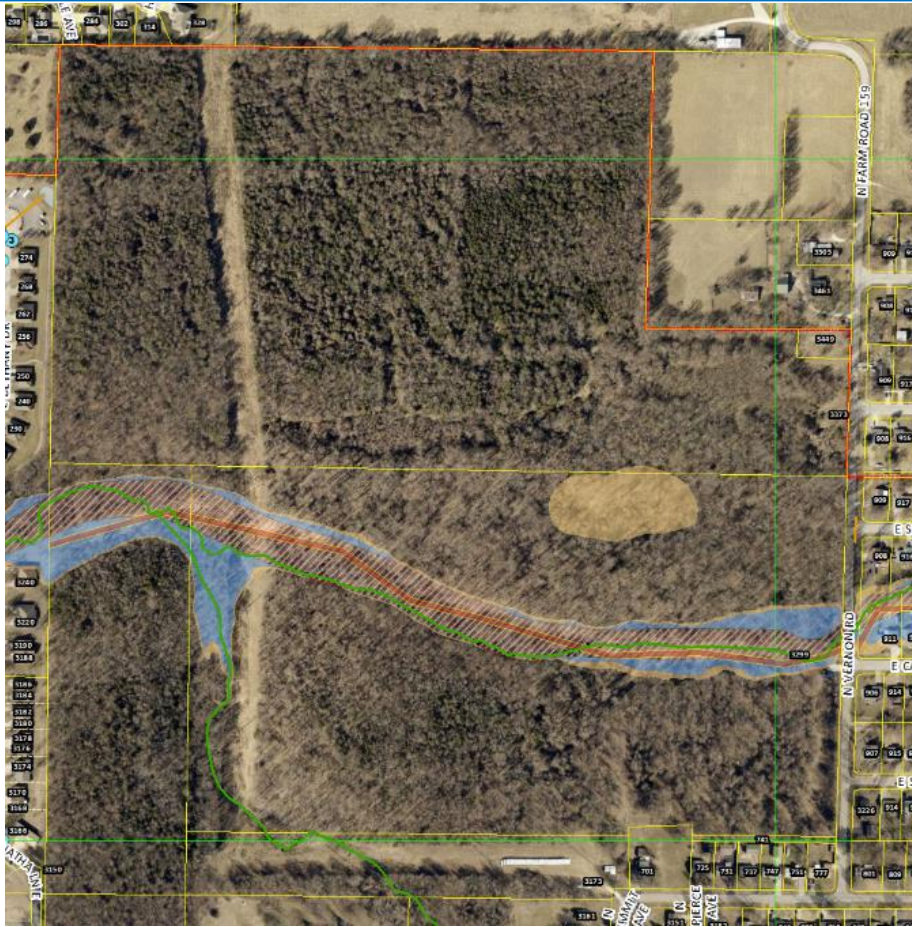
WATER QUALITY REQUIREMENTS

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 proposed development has Floodplain and Floodway located in the Pea Ridge Creek streams. The floodplain will require floodplain permits for any fill or construction within the floodplain area.

DEVELOPMENT REVIEW STAFF REPORT



NATURAL CHANNEL & STREAM BUFFERS

1. Two tributaries of the Pea Ridge Creek Stream are located on the property. The subdivision plats will be used to record the stream buffer area as an easement.
 - a. The main branch of the stream is a Category B Small Stream requiring an 80 feet wide buffer from top of bank on both sides of the stream (minimum 160 feet wide buffer).
 - b. The second branch of the stream is a Category C Large Tributary requiring a 50 feet wide buffer from top of bank on both sides of the stream (minimum 100 feet wide buffer).



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STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 104 acres of property generally located at 3299, 3373 and 3449 North Vernon Road (Farm Road 159) from R-SF, Single-family residential district to Planned Development No. 391. This application is running concurrently with the preliminary plat of "Hulston Subdivision" which includes a portion of the Planned Development.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies this area within the Mixed Residential Placetype. This placetype contains primarily higher density single-family attached and multi-family residential dwellings. This includes townhomes, rowhomes, duplexes, apartments, student housing, and single-family detached homes that have been converted into multiunit dwellings. Residential uses are supported by key cultural and institutional centers, such as schools and places of worship. Housing for university and college students, young professionals looking for housing close to work, and seniors desiring to downsize are prioritized within this placetype.
3. This application is consistent with the Mixed Residential placetype which lists primary uses as single-family attached, single-family detached and multi-family dwellings. Further, low-intensity neighborhood commercial is listed as a supporting use.
4. This application is intended to allow a variety of housing options. Area A will allow single-family homes on lots with a minimum size of 4,000 square feet. Area B will allow garden apartments which are multi-family structures containing eight (8) to twenty (20) units. Area D will allow 6-plex multi-family buildings with garages and stacked duplexes. Area E will permit cottage housing, which is small, free-standing single-family buildings intended for one owner on a single lot.
5. The proposed PD includes a centrally located commercial Area C which would allow uses in the GR, General Retail district. The PD restricts more intense uses that are normally permitted in GR such as adult entertainment, funeral homes, mortuaries, and convenience stores with gas pumps.
6. The proposed PD incorporates design requirements taken from newly adopted (not yet implemented) *Springfield Land Development Code*. These provisions will be both for the residential and non-residential construction.
7. The intent of the residential design requirements in the proposed PD includes the following.
 - a. Enhance the appearance and livability of the neighborhood through thoughtful neighborhood design, including streetscapes, parks and trails, and other focal points that shape neighborhood character.
 - b. Strengthen the unique character and identity of the development
 - c. Provide housing variety and a compatible mix of building types within the development.
 - d. Foster "complete neighborhoods" by promoting proximity and access to neighborhood-supporting uses

DEVELOPMENT REVIEW STAFF REPORT

- e. Promote lasting and sustained investment with quality design.
8. The non-residential requirements in the proposed PD have the following intent:
- a. Improve the appearance and vibrancy of the district with good civic design.
 - b. Strengthen the value and accessibility of places by coordinating site access and internal circulation systems with street networks and streetscape design.
 - c. Enable an appropriate scale and range of buildings and development patterns
 - d. Promote connections to natural elements in the development using sustainable design practices.
 - e. Create lasting value with quality design.
9. The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages creative housing solutions in Section 2.2 to add housing diversity and support downsizing households, young professionals and aging-in-place. Creative housing types can play an effective role in increasing housing diversity in a community and providing smaller scale, more affordable housing options. Examples of creative housing types include missing middle housing types, tiny homes, pocket neighborhoods, and accessory dwelling units (ADUs). The city should ensure the Land Development Code allows for such housing types in the Residential Neighborhood placetypes, where they can be targeted for infill development.

The *Comprehensive Plan's Housing & Neighborhoods Chapter 7* encourages the development of strategically located higher density residential development and promotes policies to create attainable, market rate housing in Section 2.3. Springfield currently has a shortage of housing units that are attainable at the lowest income levels. This shortage disproportionately impacts renter-occupied housing, as identified in the *Forward SGF Issues and Opportunities Report*. Providing quality, attainable housing for lower-income families and people in poverty was also a frequent concern expressed by the community during public engagement. By encouraging higher density residential development, the city can provide for a greater range of unit types, sizes, and price points within future development. In addition to helping address lower-income housing needs, smaller-scale housing units are often desirable for young professionals and new families looking to make a start in Springfield. They can also be attractive to empty nesters and senior citizens hoping to “age in place” and remain in Springfield for the long term.

12. If approved, the applicant will need to subdivide the property following the established major subdivision process.
13. A Traffic Impact Study (TIS) shall be completed which shows the impact of any proposed development on the public street system in the area. Improvements required as a part of the TIS shall have Public Improvement Plans to be submitted to and approved by the City and must be constructed or escrowed prior to issuance of any building permit.
14. The future roadways as shown on the Major Thoroughfare Plan will not be dedicated at this time, as the roadways would not connect to any existing street network. The north-south future secondary arterial is to be dedicated with the second Major Subdivision application. An application to remove the east-west collector from the Major

DEVELOPMENT REVIEW STAFF REPORT

Thoroughfare Plan will be submitted later this year. The Ozarks Transportation Organization (OTO) technical committee met and recommended to remove the east west arterial. This is subject to OTO board, Greene County and City approvals to officially remove.

15. 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. The utility easements will be dedicated on the final plat.
16. The subject property has access to public sewer. Gravity public sewer will need to be provided for all new lots in accordance with city standards. This will require public improvement plans which will need to be constructed or escrowed before any plats could be approved.
17. There are few changing conditions in the area affected that make the proposed rezoning necessary.
18. The range of uses in the proposed Planned Development is compatible with the uses permitted on other property in the immediate vicinity.
19. 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. Easements for utilities will be provided on the preliminary and final plat.
20. 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. With the proposed PD improvements, Traffic supports the request.
21. 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.
22. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.
23. The proposed rezoning was reviewed by City departments and comments are contained in the staff report (above).

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Mixed Residential 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:

DEVELOPMENT REVIEW STAFF REPORT

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: Residential Single Family to Planned Development
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 4/15 from 4:00pm - 6:30pm
3. Meeting Location: Praise Assembly - 3535 N Glenstone Ave, Springfield, MO 65803
4. Number of invitations that were sent: 291
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 41
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).

See attached.

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

See attached.

I, Derrick J. Estell (print name), attest that the neighborhood meeting was held on 04/15/2025 (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."

Signature of person completing affidavit

Derrick J. Estell

Printed name of person completing affidavit

HAWKINS MILL PLANNED DEVELOPMENT
REZONING PUBLIC MEETING



Neighborhood Meeting Sign-In Sheet

Date: TUESDAY, APRIL 15, 2025 Time: 4:00 PM - 6:30 PM

PRAISE ASSEMBLY

Location: 3535 N GLENSTONE AVENUE

SPRINGFIELD, MISSOURI 65803

Participant Information:

Name	Address	Phone Number	Email Address
Morgan Brown	751 E. Smith St	513-836-2430	m1pbrown162@gmail.com
Richard Schoonover	926 E. Caravan St	417-343-1451	r-b.schoonover@juno.com
JOE SARGO	3612 N. DELAWARE AVE	417-872-7497	joe@praise.church
Robert Barnett	932 E. Snider	417-773-7446	phornvrt@aig.org
Judy Cossins	945 E. Snider	417 833-4749	jacossins@hotmail.com
Kim Armet	814 E. Smith St	417-849-7370	Karm10521@gmail.com
Judy Budd	906 E. Caravan St.	417-880-1617	
John Sordis	906 E. Caravan St.	417-880-1617	JSORDIS75@yahoo.com
Paul Lindsey	911 E. Caravan St	417-872-8950	PLINDSEY7@netzeno.net
Jeray Tracy	725 E. Smith	417-209-4428	supercl69@yahoo.com
TERRY TRACY	948 E. CAMORENE ST	417-459-3566	Tactan@yahoo.com
Sherry Tracy	948 E. CAMORENE ST	417-576-3192	Sherry Tracy@att.net
Carol Deryn	908 E. Snider	417-224-2641	carln@att.net
REX MONTGOMERY	951 E. SNIDER ST	417-818-0238	ELLEN.MONTGOMERY@GMAIL.COM
Wanda Deryn	908 E. Snider St.	417-299-7810	StanleyWD40@gmail.com
Phillip FIDRED	924 E. Snider	417-844-8329	phillipfidred@att.net
Donna Fidred	"	"	"
Renae Bule	917 E Redbud Ln	417-844-1983	bluwavemom@gmail.com



Participant Information:

Name	Address	Phone Number	Email Address
Louise Peck	295 W. Arlington Dr	417 839 2485	Lgpeck1946@hotmail.com
Jimolori Rogers	751 E. Smith St	417-839-0660	Jimandlori Rogers@aol.com
Rita Pinkney	701 E. Smith St.	417 368-7279	cpinknee@yahoo.com
Melvin Hull	802 E. Smith St	417-300-9154	
Mical Hull	802 E. Smith St	417-234-7116	micalhull@yahoo.com
Dan Bull	932 E. Redbud Ln	417-838-3586	
Elle V Bean	940 E. Caravan		
Stacy Bull	931 E. Redbud Ln	417-766-9007	Stacy Bull
Dan Bull	931 E. Redbud Lane	417-860-4895	Dan Bull
Kelsey Olsen	933 E. Caravan St.	573-418-1755	Kelsey Olsen
Zachary Olsen	933 E. Caravan St.	419-709-4912	Zachary Olsen
Jeff Bucklew	909 E. Camorene St	417 880 7146	Jeff. Co Bucklew@AOL.com
Dan Peake	295 W. Arlington Dr	443-223-6945	eagles144@hotmail.com
Cheryl Kinsley	911 E. Caravan St	417-872-8950	Cheryl Kinsley
Quinn Rasmussen	3461 N. 7th St	417 414-1770	Joyce Rasmussen@gmail.com
Quinn McAllister	808 E. Smith	417 533 2477	
Jim & Phyllis Bumgarner	328 E. Thistlewood Dr	417-343-2840 (Jim)	Phyllisbund@gmail.com
Richard Hahn	908 E. Camorene		withdshair777@aol.com
John Bull	924 E. Redbud Lane	417-880-2349	meddal28@gmail.com
Brian Miller	250 E. Bethany Dr	417 880 9206	
Jeff Reinhold	1044 W. Shadowbawn		JReinhold@nu15e.org

April 16, 2025

RE: **Hawkins Mill Planned Development: Neighborhood Meeting Summary – Vernon Avenue Springfield, Missouri 65803**

As a part of the rezoning process for the proposed Hawkins Mill development, a neighborhood meeting was required. Notification was sent to properties within 500 feet of the area proposed to be rezoned. The notification letters were sent to 291 properties. 40 neighbors attended the neighborhood meeting held at 3535 N Glenstone Avenue, Springfield, MO, 65803 on 04/15/2025. A sign-in sheet of those neighbors in attendance has been attached. In addition to the written comments provided by the neighbors (attached), the following is a list of the verbal comments received during the meeting:

1. Neighbors worried about the traffic on Smith, Summit, Vernon and Camorene. This includes the sight distance on Vernon and summit.
2. Neighbors wanted a sidewalk to run along the length of Vernon and to connect to the surrounding schools.
3. Many neighbors are concerned about their property value after this development is done. Many also think that the proposed development is introducing low-income housing, which further worries the existing community about their property values.
4. Another comment made was about not including apartments and commercial lots in the development and to only including single family housing units. One comment pertaining to this was to not include rentals in this development.
5. Another concern is that the Hawkins Mill development will increase crime in the surrounding area as well as speeding and enforcement concerns.
6. Neighbors concerned about Summit Secondary Arterial extending all the way North to tie into Farm Road 159. Another comment made was to not connect the development to the existing street network and to keep it separate.
7. Neighbors were in favor of major thoroughfare plan amendment to remove East/West collector. Do not want this as cut-through street from Grant to National.
8. Some neighbors have shown a desire to have their property bought out.
9. Some neighbors have concerns about the lack of transparency from the city and their notification requirements.

The following is a list of the changes made to address some of the comments received during the meeting:

1. Changes have been made to the Planned Development to limit the commercial areas to a Limited Business District while still allowing drive-thru windows and bed and breakfasts. This addresses part of comment 4 above and some of the written comments received.
2. Changes have been made to the Planned Development to prohibit C-Stores from the commercial tracts to accommodate portions of comment 4 above and some of the written comments received.
3. Sidewalk has been added to Vernon Street from Smith Street to the end of the property to accommodate comment 2 above and some of the written comments received.

Respectfully,

Derrick J. Estell, P.E.

Civil Project Manager

destell@tothassociates.com

Office: 417.888.0645

TOTH
& ASSOCIATES

HAWKINS MILL PLANNED DEVELOPMENT REZONING PUBLIC MEETING



Neighborhood Meeting Additional Feedback

Name: Rene' Bull
Address: 917 E Redbud Ln.
Spd 03
Email: blowavemom@gmail.com
Phone:

Please Submit Feedback to:

Address: Toth & Associates ATTN: Derrick Estell
1550 E. Republic Rd.

Email: destell@tothassociates.com

Phone: 417-888-0645

Notes:

Have serious concerns about:

Population density in that area

Camorene not equipped for heavy traffic -

Speeders already going down the street
as well as Vernon

Transient people attracted to rentals

Property upkeep and the affect on my property value.

Adamantly against Commercial properties

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Planning Manager
City of Springfield Development Review Office
840 Boonville Avenue
Springfield, Missouri 65801

Comment Card: Mail comments to the address above or email comments to zoning@springfieldmo.gov

DATE:	4-15-25	Telephone No.	417-773-7946
YOUR NAME:	Robert Bornert		
YOUR ADDRESS:	932 E. Snider St.		
PROJECT ADDRESS:	3299 N. Vesper Ave		
COMMENTS:	My family and I do not want to have a convenience store, retail stores, and commercial rentals built and operating adjacent to our properties and neighborhood. This would invite undesirable elements into our neighborhood. We ask that you not approve this CUP.		

From: [Kelsey Olsen](#)
To: Zoning@springfieldmo.gov
Subject: 3299 N Vernon Ave, Springfield, MO 65803
Date: Thursday, April 10, 2025 11:43:02 AM

My name is Kelsey Olsen. My husband (Zachary Olsen) and I own 933 East Caravan St, Springfield, MO 65803. My phone number is 573-418-1755. The project address is stated as 3288 N Vernon Avenue, Springfield, MO 65803

Our questions and concerns are as follows:

1. The wildlife impact. We have a herd of deer, foxes, coyotes, woodchucks, etc that all call that home. What will be done for them? They cross behind our homes from the woods multiple times daily. We have seen multiple generations throughout the 10years we have been here.
2. The accessibility by foot or public transportation. Currently, we have no sidewalks, especially to the school on the farm road. I have been told several times by SPS that we are too close to bus students and that my elementary school children can walk along the busy farm road. We have never found this safe for our kids, but now adding a large amount of potential families is concerning for safety to kids that may need to walk or bike to and from school. Will this be taken into consideration? There is no shoulder on the farm road to the school for kids to walk along and they will be in the ditch or worse, on the road with traffic. Will the bus system make additional stops?
3. The school system. How will they be impacted and has it been considered if they can handle in additional children not just at school, but after school programs that are very difficult to get into due to them often times already being full. As a parent, we have been on waiting lists multiple times. This may strain programs further.
4. The flood plain. The creek floods multiple times annually to our homes. Will something be done to correct this prior to homes being built so our current homes aren't flooded more?
5. The roads. The current farm road may not be able to accommodate a large influx of traffic. Will the road be widened? How will this be taken into account? Again, will sidewalks be added for safety for individuals walking, especially from apartments.
6. Public safety such as police, fire, and EMS. Will this be increased to accommodate the additional families?

Thank you for your time.

-Kelsey & Zachary Olsen

From: jeff.c.bucklew@aol.com
To: Zoning@springfieldmo.gov
Subject: Atten Bob Hosmer - Questions regarding Hawkins Mill Development by Toth and Associates
Date: Sunday, April 13, 2025 11:10:42 PM

This is the first time you received an email from this sender (jeff.c.bucklew@aol.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

1. Who is the contact person for this project at SPF Planning and Zoning?
2. Who is the contact person for Greene County Planning and Zoning?
3. Has Springfield Public Schools been contacted and advised of this public meeting?
 - If so, who was the contact person?
 - Three hundred plus potential new residence will challenge the capacity of the existing education facilities in this area.
4. This project has been under development for some time – **there are not public postings on or around the property giving notice of any project or meetings.** There are no planning or zoning notices for this property. The notice provided was by the developer via USPS with **less than a week's notice.**
 - **Why was there not adequate notice give for neighbors to attend informational / input meetings?**
 - **Does this short notice meet the legal standard for notice of potential planning and zoning changes in the City of Springfield?**
5. What are the results of the traffic counts for Vernon Street (Secondary Arterial designation)?
 - Does the traffic study indicate, using state and national standards, that an unimproved county residential street can contain the very large increase of traffic generated by such a large influx of development.
 - Ø Does this new development plan meet the newest street setback standards to center line?
 - What consideration is being made for the questionable graded approach from the north to Camorene Street? There is a very concerning safety issue with the limited visibility of the intersection because of the grade from the high point in the road to the mouth of Camorene Street.
 - Has Greene County Planning and Zoning reviewed and commented or approved this traffic plan?

➤ Are sidewalks being planned to provide safe passage for foot traffic affected by the increased traffic flow that will happen with this project?

6. What are the results of the traffic counts for residential Camorene Street?

➤ Does the study indicate, using state and national standards, that an unimproved county residential street – Camorene Street - can contain the amount of traffic generated by such a large influx of development?

➤ Does this new development plan meet the newest street setback standards to center line?

➤ What development of safety precautions (i.e. street lighting, traffic lighting, sidewalks etc.) are planned for the intersection of Camorene Street and Vernon?

➤ Has Greene County Planning and Zoning reviewed and commented or approved this traffic plan?

➤ Are sidewalks being planned to provide safe passage for foot traffic affected by the increased traffic flow that will happen with this project?

7. Will the new Summit Ave be designed as a primary arterial street?

➤ Does this new development plan meet the newest street setback standards to center line?

➤ What will be the speed limit for this new primary street?

➤ Will street lighting be required to bring streets to national standards?

➤ Are sidewalks being planned for Summit Street to provide safe passage for foot traffic affected by the increased traffic flow that will happen with this project?

➤ Will stop lights and stop signs be incorporated into the planning – if so – where?

➤ The Springfield long term plan included a Summit Street bridge over interstate 44 – is the development of a new major traffic artery in compliance with this long-term city design?

➤ Is the state highway department aware of this increase of traffic and the potential need for adding a bridge over interstate 44?

7. Has the Springfield Fire Department been given opportunity to review these plans for access for fire protection?

8. What is the plan for supply of fire hydrants in the development?

➤ Does the existing infrastructure of the region have capacity to supply domestic water and fire protection for such a large development without diminishing the service to existing residential developments?

9. This development is directly adjacent to the developed residential area's serviced by Ebenezer Fire Protection district – has this fire protection district been given opportunity to review this plan?

10. There are several Environmental Concerns around this project:

- The C-Store seems to be located very close to the known sink hole on the property and several others north of the property.
- What are the results of the environmental impact study done to place underground storage tanks near defined sink holes (on and off property)?

11. The retention pond appears to be situated over a known sink hole that is a provider for the Fullbright Well which provides water for north Springfield – has this been reviewed by the EPA and city utilities for potential permeation of the storm water into the city water supply?

- What are the requirements for the retention pond to avoid stagnation and potential for infestation of mosquitos et. al. vermin?
- Has a current percolation test been performed by a register geologist on this property for absorption of storm water? If so, what are the results for the testing?

December 28, 2004 a geological investigation report was completed by Dr. Thomas Moeglin, registration RG0468. This study reviewed conditions of the Hulston or northern property above the Pea Creek in the Hawkins Mill Project. In the study he states:

“The development and sinkhole proper is entirely underlain by the Burlington-Keokuk Limestone..... a very irregular soil/bedrock surface interface called “cutters and pinnacles” has developed. Extensive drilling is needed to determine the depth to bedrock in any area underlain by the Burlington-Keokuk Limestone because of this soil / Bedrock interface?”

12. Is there any current geological investigation of the bedrock / soil to determine viability of the substrate to accommodate this development North of Pea Creek?

The absorption capacity of this total project area will be significantly reduced by the removal of the minimal top soil (defined in the same report). Dr. Moeglin gives a warning in his report.

“I do have a word of caution, however, and it concerns storm water drainage from the impervious surfaces within the development such as the interconnected street system,

driveways and roof-tops. If the development does not include a storm water sewer system to channel drainage from the impervious surfaces, this water can flow south along Benton and Summit Avenues and find its way into the sinkhole. In this way a lesser

Storm event than the 100 year – 24 hour flood could temporarily fill the sinkhole above the projected level and possibly pose a temporary flood hazard to the lots bordering the sinkhole. This of course would not be a problem if the development includes storm sewers.”

In the same report it is reported that the drop in grade from the northern point of the Hulston property to the southern border, Pea Creek – defined as a flood plain, is 62 feet.

All water not absorbed or piped away from the development will cascade down hill to the Pea creek and potentially flood residence along the Pea Creek east of this development.

13. Is there a developed Storm Drainage requirement for this Hawkins Mill Project to interdict the potential flooding mentioned in Dr. Moeglin’s report?

I am totally against any variance or relief being given to the developer to avoid the installation of designed storm water drainage systems.

14. Is there a developed plan to mitigate flooding in the defined flood plane around the Pea Creek from this development?

15. Referencing Dr. Moeglin’s report about the Hulston property north of Pea Creek it is necessary to ask: Is there a current geological investigation of the bedrock / soil to determine viability of the substrate to accommodate this development South of Pea Creek (AKA Hawkins Property)?

16. What is the water retention / storm water drainage plan for the property south of the Pea Creek flood plain?

17. With multiple C-Stores and fuel providers within a nominal distance from this proposed development is it reasonable to put commercial property (C-Store / Store Front business) in the middle of residential properties (old and new)?

➤ How does this conform to residential design standards for development of residential homes within the Springfield City Limits?

18. There does not appear to be any consideration for green space / playgrounds / dog park for these new 300 plus residences.

➤ What is the developers plan to provide green space within the

development?

➤ Does this extreme density project meet national standards for green space in residential development?

19. What is the developers plan for a designated HOA and covenants / restrictions on the properties being developed?

➤ Size of homes?

➤ Construction materials in building of homes (i.e.: brick, sided etc.)?

20. The western outlet of Camorene Street is outside of the Hawkins Mill development property and appears to be a penciled in thought but not a reality.

➤ What is the plan to purchase the property to add this needed egress for residential traffic or fire equipment?

➤ Has Springfield Fire Department / Ebenezer Fire been given opportunity to speak to this project specifically the possible closing of Vernon Street as a through street to the North and the lack of the purchase of the property needed to put Camorene Street through to the west?

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EXHIBIT 1
Requirements and Standards Applicable to Planned Development
District No. 391

Building or other permits may not be issued for development permitted by this planned development, nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

A. INTENT

The purpose of this planned development is to rezone the existing residential single-family lots to allow for multiple mixed densities of residential living alongside commercial use at 3299 N Vernon Rd., Springfield, MO 65803. The planned development area identified in Exhibit 2 intends to allow for traditional single-family homes, apartments, duplexes as well as small format residential single-family dwellings. Road improvements and necessary parking will also be included. There will be a retention/detention pond, a community center which includes a pool and fitness center, as well as a commercial area. Trails and other recreation areas are intended to be scattered throughout the development.

B. DEFINITIONS

The definitions contained in the *Springfield Zoning Ordinance* shall apply to this ordinance. For purposes of this ordinance, the following definitions shall also apply.

1. Small-format residential single-family detached: Parcels or tracts of land within the properties intended for subdivision or subdivided into properties or lots intended for the construction of detached dwelling units. These are small format single-family homes, a free-standing residential structure intended for use by one owner as a single-dwelling unit.
2. Apartments: One or more two- or three-story, multifamily structures, generally built at a gross density of forty (40) dwelling units per acre, with each structure containing eight to twenty dwelling units and including related off-street parking, open space and recreation.
3. Mixed Residential: A combination of 6-plexes, buildings containing six residential dwelling units intended for non-transient occupancy (no short-term rental occupancy), and stacked duplexes, small (2 to 2.5-story) detached structures that consist of two dwelling units arranged one above the other, each with an entry from the street. Mixed residential can also include apartments, not to exceed twenty (20) dwelling units per acre.

C. USES PERMITTED

The following uses shall be permitted on the subject parcels as shown in Exhibit 2:

1. Area A: Single-family residential dwellings.
 - a. Community Pools, Gazebos, Restrooms, Gathering areas, and other community areas.
2. Area B and D: Multi-family dwellings
3. Area C: Uses listed in the GR, General Retail district.
4. Area D: Mixed Residential
5. Area E: Small-format single-family detached dwellings.
6. All areas: Public Spaces for Retention/Detention Ponds, Stream Buffers, Trails, Parks, other recreational areas, community center and accessory uses and structures, as permitted by the *Springfield Zoning Ordinance* in effect at the time of development.

D. USES PROHIBITED

The following uses shall be prohibited in all areas:

1. Adult Entertainment
2. Funeral homes and mortuaries
3. Short-term rentals
4. Household resource recovery collection centers
5. Public service and public utility uses, as follows:
 - a. Tier I wireless facilities
 - b. Tier II wireless facilities
 - c. Tier III wireless facilities
 - d. Tier IV wireless facilities
 - e. Tier V wireless facilities
 - f. Other towers, less than 100 feet in height, and related facilities
6. Water reservoirs, water standpipes, and elevated or ground-level water storage tanks.
7. Taxidermists
8. Temporary uses
9. Temporary vendors
10. Convenience stores with or without gas pumps

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in the Springfield Zoning Ordinance in effect at the time of development shall apply.
2. No use shall emit an odor that creates a nuisance as determined in Springfield City Code in effect at the time of development shall apply.
3. Screening and fencing shall be provided in accordance with the Springfield Zoning Ordinance in effect at the time of development shall apply.
4. All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities, drive-in facilities, pick-up facilities, outdoor dining, commercial spaces, pools, trails, parks, and other recreational uses shall be conducted entirely within enclosed buildings.

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards:

1. Single-family detached dwellings shall not exceed 219 dwelling units.
2. Apartments shall not exceed 298 total dwelling units in Area B (40 du/ac) and 276 total dwelling units in Area D (20 du/ac).
3. Mixed Residential shall not exceed 20 dwelling units per acre in Area D with no more than 120 dwelling units in the 6-plex variety and 40 dwelling units of the stacked duplex type. A combination of these two types of structures and apartments can occupy Area D.
4. The area indicated on Exhibit 2 as Area D can be utilized as stacked duplexes and 6-plex buildings or apartments based on demand.
5. Small format residential single-family dwellings shall not exceed 84 dwelling units.

The intensities were developed using the total lot size instead of the lot's developable area. The developable area will be less than the total lot area due to setbacks, bufferyards, easements, stream buffers, floodplains, etc. In accordance with Chapter 12, Section 3.1 of the City of Springfield's *Flood Control and Water Quality Protection Manual*, any stream buffer areas are to be located within a common area (public space) that is owned and maintained by a property owners association.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards:

1. Traditional Single-Family Lots
 - a. Maximum Structure Height – Thirty-two (32) feet or two- and one-half stories
 - b. Minimum Lot Area – Four thousand (4,000) square feet
 - c. Minimum Lot Width – Fifty (50) feet
 - d. Minimum Yard Requirements:

- i. Front Yard
 - 1. Twenty-Five feet
 - ii. Side Yard
 - 1. Three feet
 - iii. Rear Yard
 - 1. Thirty feet
 - 2. Small Format Residential Single-Family Lots
 - a. Maximum Structure Height – Twenty-five (25) feet or two stories above finished grade.
 - b. Minimum Lot Area – Two thousand (2,000) square feet
 - c. Minimum Lot Width – Thirty (30) feet
 - d. Minimum Yard Requirements:
 - i. Front Yard
 - 1. Twenty-five feet
 - ii. Side Yard
 - 1. Three feet
 - iii. Rear Yard
 - 1. Twenty feet
 - 3. Apartments
 - a. Maximum Density – 40 dwelling units per acre (in Area B) and 20 dwelling units per acre (in Area D)
 - b. Maximum Structure Height – Forty (40) feet or three stories above finished grade.
 - c. Minimum Lot Area – Eight thousand five hundred (8,500) square feet or two thousand four hundred fifty (2,450) square feet per unit
 - d. Minimum Lot Width – One hundred (100) feet
 - e. Minimum Yard Requirements:
 - i. Front Yard
 - 1. Twenty-five feet
 - ii. Side Yard
 - 1. Five feet
 - iii. Rear Yard
 - 1. Twenty feet
 - 4. Mixed Residential
 - a. Maximum Density – 20 dwelling units per acre in Area D
 - b. Maximum Structure Height – Forty (40) feet or three stories above finished grade.
 - c. Minimum Lot Area –
 - i. Six thousand (6,000) square feet or three thousand (3,000) square feet per unit (stacked duplexes and 6-plexes).

- ii. Eight thousand five hundred (8,500) square feet or two thousand four hundred fifty (2,450) square feet per unit (apartments).
 - d. Minimum Lot Width –
 - i. Fifty (50) feet (stacked duplexes and 6-plexes)
 - ii. One hundred (100) feet (apartments)
 - e. Minimum Yard Requirements:
 - i. Front Yard
 - 1. Twenty-five feet
 - ii. Side Yard
 - 1. Five feet
 - iii. Rear Yard
 - 1. Twenty feet
- 5. Community Center
 - a. Maximum Structure Height – Forty (40) feet or three stories above finished grade.
 - b. Minimum Yard Requirements:
 - i. Front Yard:
 - 1. Twenty-Five feet
 - ii. Side Yard
 - 1. Interior Side
 - a. None
 - 2. Street Side
 - a. Fifteen feet
 - iii. Rear Yard
 - 1. Twenty feet

In no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed below.
- 6. Commercial Tracts
 - a. Maximum Structure Height – Forty (40) feet or three stories above finished grade.
 - b. Minimum Yard Requirements:
 - i. Front Yard
 - 1. Twenty-Five feet
 - ii. Side Yard
 - 1. Interior Side
 - a. None
 - 2. Street Side
 - a. Fifteen feet
 - iii. Rear Yard
 - 1. Twenty feet.

H. DESIGN REQUIREMENTS

1. The multi-use trail shall be constructed in the general location depicted by Exhibit 2.
2. Design Guidelines for residential:

Frontage Design. Neighborhood lot and building frontages shall be designed according to the types in Table 5-3, and be applied based on the context of the neighborhood and block. Frontage design standards shall be applied to any building façade facing the right-of-way which shall include public streets, sidewalks, bike paths, parks, and trails, including those not immediately adjacent to a street. Frontage types may modify the required front setbacks to create a consistent frontage design and streetscape relationships with other lots and building along a block. Subsections following the table provide specific design strategies and techniques to meet the standards.

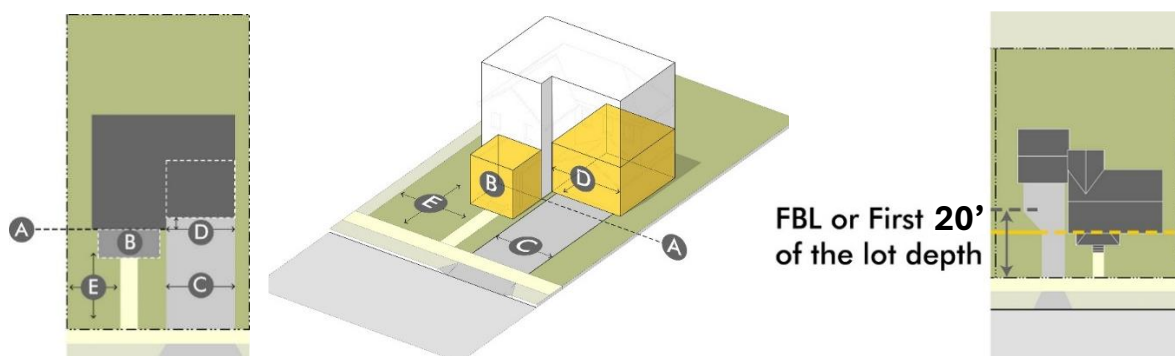


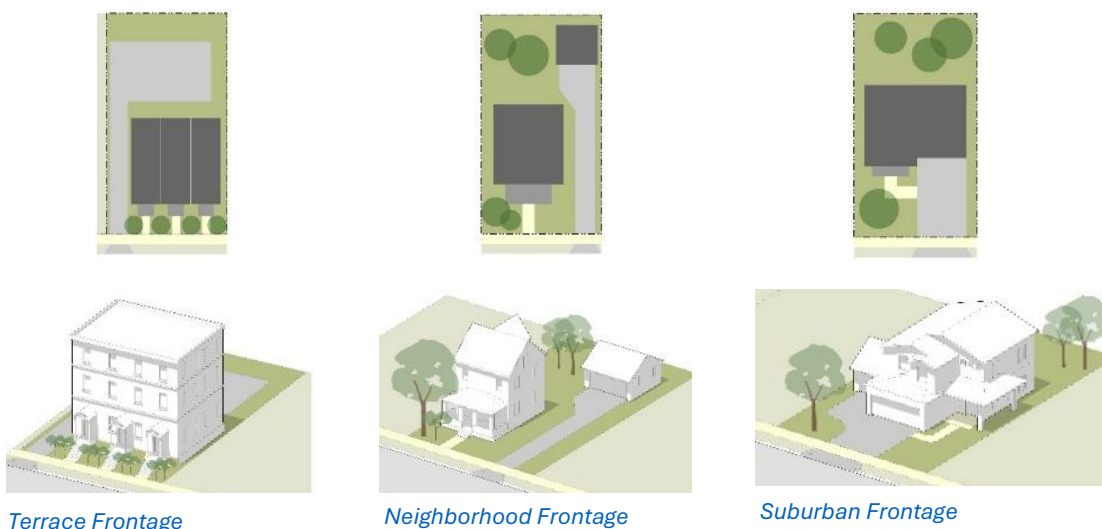
Figure 5-3 Frontage Design Standards

This diagram illustrates the key elements of frontage design in Table 5-3: (A) front building line; (B) front entry features, (C) driveway widths (applies to the first 20' of frontage depth or up to the front building line); (D) garage limitations, and (E) frontage landscape areas. These elements determine the relationship between the building, the lot, and the streetscape, and affect the character of the area when applied across multiple lots on a block.

Table 5-3: Residential Frontage Types & Design Standards			
Frontage Element	Terrace Frontage	Neighborhood Frontage	Suburban Frontage
Front Entry Feature	Required	Required	Optional
Driveway Width (max)	15% of lot width, up to 22'	20% of lot width, up to 22'	40% of lot width, up to 22'
Garage Limitations	20% of facade; 35% if 12'+ behind FBL	30% of facade; 45% if 12'+ behind FBL	50% of facade; - No limit if 50' + setback
Frontage Landscape	75% minimum	60% minimum	45% minimum

Application	Area A	☐	■	☐
	Area E	☐	■	
	Area B	■	☐	
	Area D	■	☐	☐

■ Permitted default standard.



1. **Front Building Line.** Front building lines create a consistent pattern along a block framing streetscapes. Front building lines shall be established within the front building line ranges and applicable frontage types in Table 5-3 with the following exceptions:
 - a. Front building lines may be modified to reflect specific patterns on a block.
 - b. Frontage types and design should be similar for all buildings along a block but may gradually transition to different building placements between lots.
 - c. The front building line of adjacent buildings shall not differ by more than 5 feet unless more than 20 feet exists between the buildings.
 - d. Front entry features may extend beyond the front building line.
 - e. Frontages and the required landscape in Table 5-3 shall meet the landscape design standards. Required Landscape for the specified percentage between the front building line and the front lot line.
2. **Front Entry Features.** Front entry features create consistent human-scale massing elements that relate buildings to the block frontage, provide outdoor social spaces that activate streetscapes, and establish subtle variations in design

and style among similar buildings along a block. The following front entry feature design strategies and techniques shall be used where entry features are required by Table 5-4,

Table 5-4: Residential Front Entry Features			
Type	Width (Min.)	Depth (Min.)	Area (Min.)
<i>Porch</i>	10', but at least 25% of front elevation	6'	80 s.f.
<i>Stoop</i>	8'	5'	60 s.f.
<i>Entry Court</i>	12', but no more than 50% of front elevation	10'	200 s.f.

- a. Front entry features shall be oriented to the lot front and have a sidewalk or path at least 4 feet wide directly connecting the entry feature to the public sidewalk. For suburban frontage types or frontages without a public sidewalk, this can connect via a driveway.
- b. Entry features shall be integrated into the overall building design including compatible materials, roof pitch and forms, and architectural style and details.
- c. Entry features shall be single story, and any roof structure and ornamentation shall be between 8 feet and 14 feet above the floor level of the entry feature. If not roofed, a canopy, pediment, transom windows, enlarged trim or molding shall be used to emphasize the entry.
- d. Entry features shall be unenclosed by may include a decorative wall or railing between 2.5 feet and 4 feet high along the perimeter
- e. Entry features of adjacent buildings shall differ in one or more of the following ways to provide streetscape variation, particularly for the same building type or models:
 - (1) Different entry feature types (i.e. porch, stoop, or courtyard)
 - (2) Different location (i.e. centered, shifted – left/right, side, or wrapped)
 - (3) Different extent (i.e. full or half)
 - (4) Different roof type (i.e. shed, hip, flat, gabled, arched, trellis, or no roof)
 - (5) Any other significantly different architectural detail or massing elements.

- f. Any building with more than 150 feet of front facade, or any street side façade longer than 250 feet, and which is permitted within 30 feet of the street shall have 1 entry feature for every 100 linear feet of building fronting the street.
- g. Entry features meeting the requirements of this section may encroach up to 10 feet into the front setback, but never closer than 5 feet to the lot line

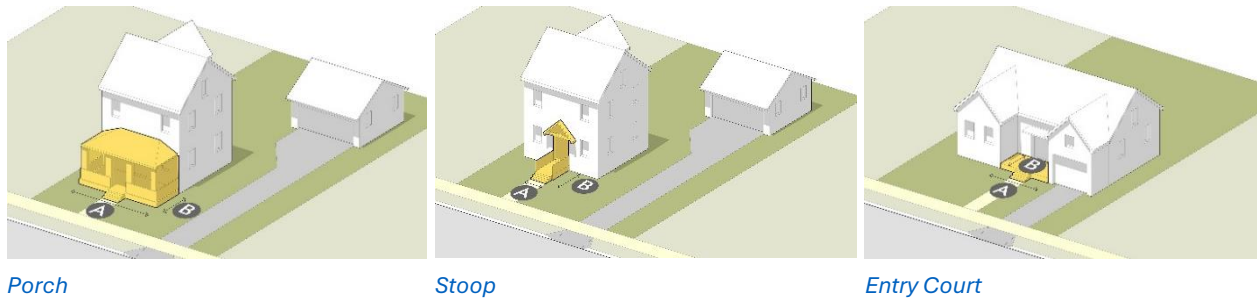


Figure 5-4 Front Entry Features - Types

The porch, stoop, and entry court are three distinct types of entry features that create active, social spaces and human-scale details on the residential frontages. Spaces with a minimum width (A) and depth (B) specified in Table 5-4 provide usable social spaces, activate the streetscape and frontage, and contribute to the massing and modulation required by the building design standards.

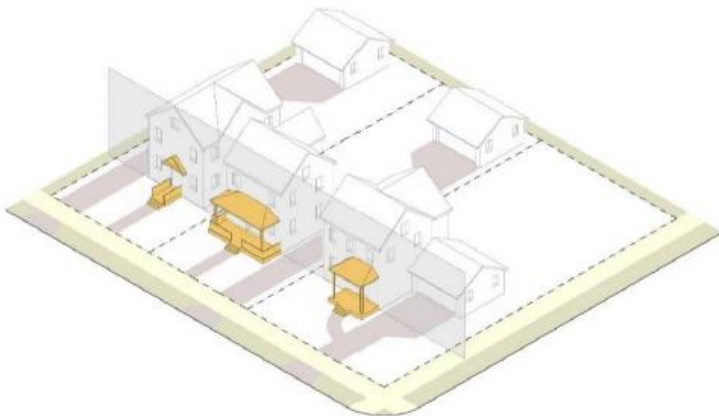
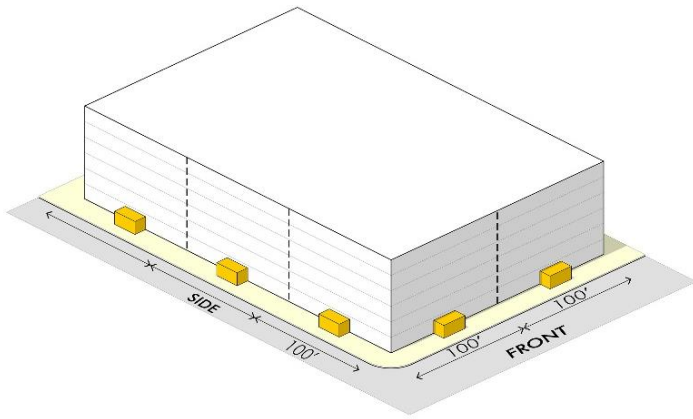


Figure 5-5 Primary Entry Feature - Encroachments

Front entry features meeting the standards of this section create social spaces that help activate streetscapes, and create a variety of human-scale details along blocks. These features may encroach into the front setback to improve the frontages along blocks. (Table 5-4)

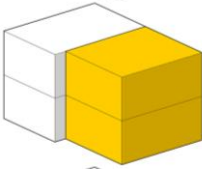
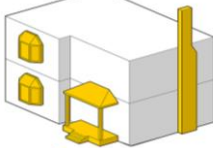
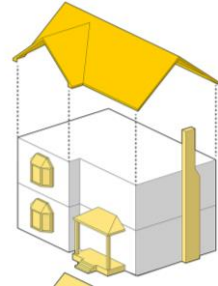
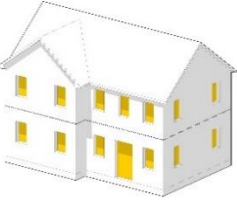
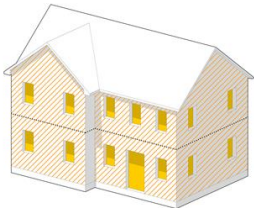
Figure 5-6 Primary Entry Feature - Large Buildings

Front entry features should be more frequently located on larger buildings with wall planes in close proximity to the street. This breaks up the building massing and activates the streetscape. (Table 5-4)



3. **Driveway and Garage Limits.** Driveway and garage standards in Table 5-3 limit the impact on the neighborhood streetscape from frontages that prioritize car access and parking, particularly the cumulative affects from narrower lots or buildings placed closer to the street. The following driveway and garage design strategies and techniques shall be used to meet the standards. The following driveway and garage standards shall be approved by the city traffic engineer.
 - a. The driveway width limits apply to the first 20 feet of lot depth, or up to the front building line, whichever is less.
 - b. Garage limits shall apply to the garage door openings, except where the garage is a distinct building mass in which case the limit shall be applied to the entire mass.
 - c. In cases where the standards prohibit or impede front-loaded driveways and garages on a particular lot, alternative patterns may be used, including:
 - (1) Single-lane drives to wider recessed garages;
 - (2) Single-lane drives to expanded rear parking, access and garage entries;
 - (3) Shared drives to recessed or detached rear garages and/or parking pads;
 - (4) Common lanes or alleys accessing parking or garages internal to the block; or
 - (5) Parking or garages accessed from a side street, particularly on corner lots or through common lanes.
- C. **Building Design.** Buildings shall be designed according to the standards in Table 5-5, and be applied based on specific building type. Buildings may have multiple frontages in which case the standards shall apply to each frontage. Subsections following the table provide specific design strategies and techniques to meet the standards.

Table 5-5: Residential Building Design Standards

<i>Design Detail</i>	<i>Building Type</i>	<i>Detached House (all), Duplex</i>	<i>Multi-Unit House, Row House,</i>	<i>Apartment (all)</i>
<i>Maximum wall plane without a massing variation of 4'+ on at least 25% of elevation.</i>		250 s.f. or 25 linear feet	500 s.f. or 40 linear feet	1,000 s.f. or 50 linear feet
<i>Maximum wall plane without modulation on at least 20% of the wall plane.</i>		250 s.f. or 25 linear feet	250 s.f. or 25 linear feet	300 s.f. or 25 linear feet
<i>Roof Plane Limits. Maximum roof plane without an offset of at least 2', complex planes, dormers, or gables.</i>		n/a	600 s.f. or 50 linear feet Does not apply to flat roofs provided there is a parapet, cornice or other defined edge at the roof line	1,000 s.f. or 70 linear feet
<i>Minimum window and door openings per elevation</i>		25% on all street-facing facades; 15% on all non-street-facing facades.		30% on all street-facing facades; 20% on all non-street facing facades 50% on first story if ground floor is non-residential
<i>Materials</i>		<i>Primary Material</i> – at least 55% <i>Secondary Material</i> -20% - 30% (limit 2) <i>Accent Material</i> - 5% - 15% Limit – 3 materials total	<i>Detached house and Duplex see C..4.a</i> <i>Multi-unit House, Row House – same as apartments</i>	<i>Primary</i> – 55 – 80% <i>Secondary</i> – 20 - 30% <i>Accent</i> - 5 – 15% <i>Limit – 3 materials total</i>

1. **Wall Plane Limits.** Massing uses changes in the building footprint, height, or shifts in wall or roof planes to break down larger volumes into smaller parts and refine the scale and form of the building. Building elevations that exceed the wall plane limits in Table 5-5, either in square footage or in linear feet, shall be broken into components differentiated by one or more of the following design techniques.

- a. Break the building into distinct masses (primary mass, secondary mass, and wings), where portions of the building are offset from the main mass by at least 8 feet or are otherwise noticeably smaller and subordinate to the main mass.
 - b. Step back portions of the building footprint or upper stories by at least 4 feet in association with meaningful outside space, such as a balcony, deck, patio, or entry court.
 - c. Use cantilevers on upper stories that provide at least a 2 feet overhang of other portions of the wall plane.
 - d. Provide single-story entry feature that project at least 6 feet from the wall plane.
 - e. Articulate rooflines by using gables and dormers, dropping eaves, and using prominent overhangs, or stepping roof lines or parapets to create offsets and projections of at least 2 feet.
 - f. Where larger buildings are next to smaller buildings, or are along a block with smaller buildings, step the height of the building or offset secondary masses to create compatible massing nearest to adjacent structures.
 - g. Break in vertical wall planes along facade facing the street. Building height cannot exceed the overall width of the right of way without a minimum of a 4-foot setback. This is encouraged to provide a strong sense of enclosure. Buildings can exceed the street wall height by introducing step backs.
2. *Blank Wall Limits.* Façade composition uses materials, ornamental details, and subtle variations in the wall plane to break up blank wall and add visual interest to buildings. Uninterrupted elevations that exceed the blank wall limits in Table 5-5, either in square footage or in linear feet, shall use one or more of the following design techniques to modulate the elevation and avoid expanses of blank walls.
- a. Create projections in the wall planes with bay windows, balconies, awnings, or canopies that project at least 2 feet from the wall plane.
 - b. Create voids in the wall plane with step-backs of upper stories or balconies that recess at least 4 feet from the wall plane.
 - c. Differentiate stories, roofs, or other masses with prominent trim materials and/or incorporate material changes on different modules of the building. Significant trim or ornamentation used to break up blank walls or wall planes shall project between 2 inches and 2 feet from the wall and be at least 8 inches wide.
 - d. Use color changes and accent materials to emphasize distinct components of the facade. Material and color changes should wrap corners and occur at the inside corner of a massing element or occur in

- association with a significant trim or ornamentation to give a finished and unified appearance to the façade component.
- e. Break up remaining large expanses of blank walls with facade composition that considers the location and grouping of windows, doors, or architectural details.
3. *Transparency.* Windows and doors provide connections to active outdoor spaces and add visual rhythm and detail to the façade with the location, pattern, and proportions of openings. Building elevations shall meet the required transparency in Table 5-5 for any street-facing façade. This can be achieved through one or more of the following design techniques.
 - a. Create relationships to outdoor spaces near buildings with the location, pattern, and proportions of windows and doors.
 - b. Incorporate distinct and visually significant windows and doors (size, orientation, and ornamentation) to emphasize key locations on the facade or to relate to important social spaces.
 - c. Locate windows doors to create a coordinated facade composition considering the entire facade as a whole, and considering where facades are broken into different components with the grouping of windows and doors.
 - d. Locate and design windows strategically in relation to privacy concerns in adjacent spaces and buildings but maintain consistent exterior patterns and façade composition. High-bank windows, transom windows, opaque windows, and window treatments that are adaptable and user-controlled are better may be used to deliver privacy as opposed to omitting windows.
 - e. Use windows and doors with projecting trim and ornamentation to create depth, texture, and shadows on the facade; to emphasize openings; or to group openings into a single feature. Openings that have projecting trim and casements (at least 1 inch off the facade and 4 inches wide) or that group widows with significant ornamental details may count these additional features for up to 25% of the transparency requirement.
 - f. The window requirement may be waived on sides of buildings that are closer than 3 feet to the property line, if necessary to meet applicable building code requirements.
 4. *Materials.* Building materials add texture and patterns, create visual interest while reflecting high-quality construction and detailing. Building elevations shall apply the material standards in Table 5-5, through one or more of the following design techniques.

- a. Primary materials shall consist of natural elements such as painted or natural finished wood siding, brick, or comparable synthetic alternative that offer similar durability and aesthetic quality. Synthetic alternates to these natural materials may be used if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design, and aesthetic goals. Materials such as vinyl siding, aluminum siding, and metal siding shall be prohibited as primary material in multi-unit buildings and apartment complexes.
- b. Coordinate changes in color and materials in association with changes in massing and modulation of the building.
- c. Use changes in color or materials to differentiate the ground floor from upper floors and the main body of the building from the top or roof-structure, particularly on buildings 3 stories or more.
- d. In multi-building projects, use subtle variations in building materials and colors on different buildings, within a consistent palette of materials and colors.

3. Design Guidelines for non-residential (Area B)

Frontage Design. Nonresidential lot and building frontages shall be designed according to the types in Table 6-2 and be applied based on the context of the district and corridor. Frontage design determines the relationship between private development and the public realm and affects the character of streets, blocks, and districts. Each street-facing façade, public or private, shall designate a specific frontage type, meet the frontage requirements, and be treated equally in regards to materials, transparency, height, setbacks, and blank wall limits. Frontage design types may modify the required front setbacks in to create a consistent frontage design and streetscape relationships with other lots and building along a block. Subsections following the table provide specific design strategies and techniques to meet the standards.

Table 6-2: Nonresidential Frontage Design	
	<i>Frontage B</i>
<i>Front Building Line (build-to range)</i>	0'-30'
<i>Required Front Building Line</i>	60%+
<i>Access Width (max.)</i>	26'
<i>Parking Setback (min.)</i>	

Table 6-2: Nonresidential Frontage Design	
	Frontage B
	Behind front building line
<i>Extent of Parking Frontage (max.)</i>	35%
<i>Extent of Garage Bays</i>	10% of facade

■ Permitted default standard.

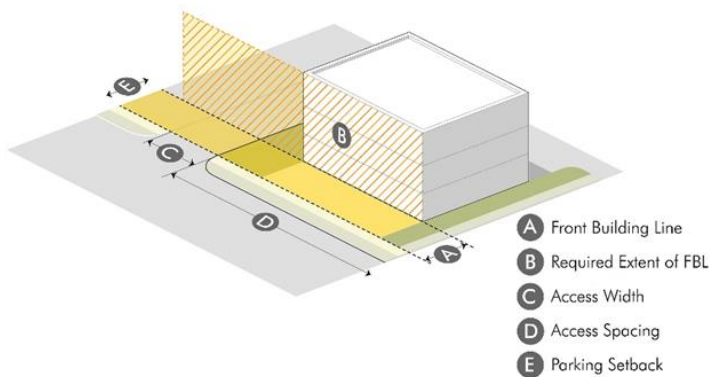


Figure 6-1 Frontage Design

Frontage types are differentiated based on the location of the front building line (FBL), the extent of the front building line occupied by the building (Required FBL), access widths, and parking location and extent along frontage. Coordinating frontage design of multiple

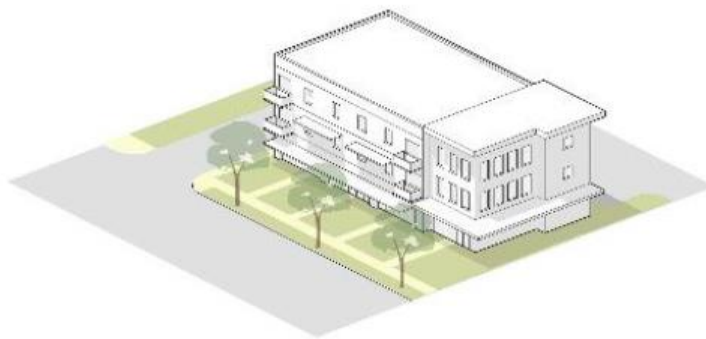


Figure 6-2 Frontage Types

The relationship between private development and the public realm determines the character of different districts. Building placement, parking and access locations, and landscape and streetscape design distinguish different frontage type designs. Social spaces and human-scale architectural features are emphasized in more pedestrian-oriented contexts, and landscape screens and setbacks are emphasized in more car-oriented areas. 6.03.A.2.

Frontage B

1. **Front building Line.** Front building lines create a consistent pattern along a block framing streetscapes. All buildings shall establish a front building line within the range specified in Table 6-2 based on the applicable frontage types and context of the site.

- a. The required front building line may modify any required front setback for the building type in based on the appropriate frontage for the street and block.
- b. All buildings shall occupy the minimum percentage specified for required front building line with either of the following:
 - (1) Front building facades meeting the design standards in Table 6-3, Nonresidential Building Design; or
 - (2) Open spaces meeting the requirements of *Open Space Design* provided:
 - (i) It is limited to no more than 50 feet or 50% of the lot frontage, whichever is greater;
 - (ii) There is a defined edge at the extension of the required front building line, such as decorative walls or fences, landscape features and other human scale details; and
 - (iii) All building facades fronting the open space meet the standards otherwise applicable along the streetscape.
- c. Corner lots shall meet the frontage requirement on the side street for at least 30' or 25% of the lot depth, whichever is greater.
- d. Projects designed around internal access streets shall use the internal access streets for the purpose of applying frontage standards.

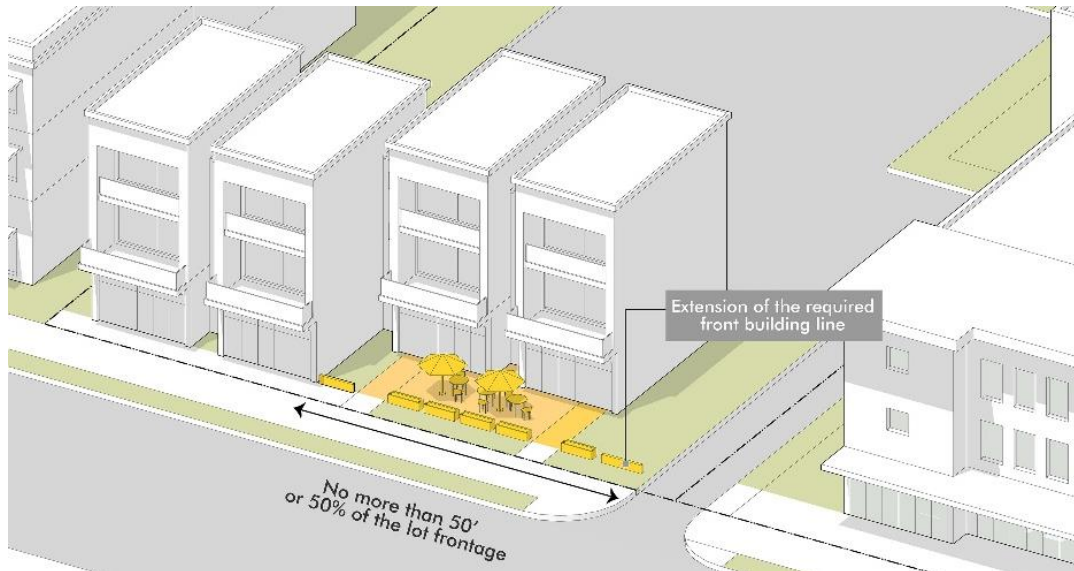


Figure 6-3 Required Front Building Line

The required front building line determines the extent of the lot width required to be occupied by building frontage at the front building line. Alternatives that activate the streetscape with active social spaces may serve this function provided they establish similar defining elements of this space along the frontage.

2. **Access and Parking Limits.** Access spacing and parking limits promote the visual priority of buildings and landscape along streetscapes, particularly where buildings are placed closer to the street. The following standards apply to the access and parking limits in Table 6-2, Nonresidential Frontage Design:
- Access width limits apply to the first 30 feet of the lot depth, or up to the front building line, whichever is less.
 - Access requirements may require greater spacing based on the street classification. However, the Public Works Design Standards and Technical Specifications may specify different access standards on any particular street or lot to address traffic safety and implement access management policies.
 - In cases where access width and spacing limits access to a particular lot, mid-block alleys, internal access streets, common access lanes, or cross access easements for two or more lots shall be used to coordinate access on a particular block.
 - All parking shall be setback from the front lot line and limited only to the extent along the frontage as specified in Table 6-2.
 - Any garage or vehicle bays shall be located on the most remote building elevation practical, and where not limited by Table 6-2 shall be screened from public rights-of-way or adjacent property.

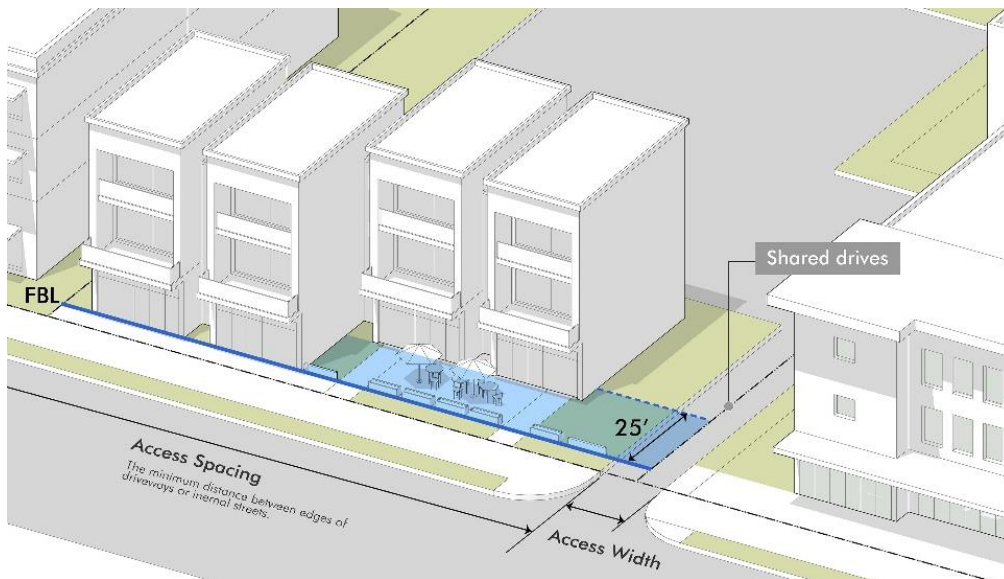


Figure 6-4 Access and Parking Limits

Access & parking limits determine the extent of frontages that are designed for cars, including driveways and surface parking. Parking and vehicle access is more limited in the frontage area for pedestrian-oriented contexts, and more permissive in car-oriented areas.

3. *Landscape.* The remainder of the frontage between the streetscape and front building line shall include landscape and open space designs.
 - a. For any building located closer than 15 feet to the lot line. this area shall be designed to coordinate as an extension of the streetscape.
 - b. For all cases where buildings are setback 15 feet or more this area shall be designed according to the parking setback and landscape design standards.
 - c. On all frontage types, lot open space meeting the standards of *Open Space Design* may be included in this area.

C. **Building Design.** Buildings shall be designed according to the standards in Table 6-3, applied based on size and placement of the building in relation to the streetscape. Building design refines the scale and form of buildings beyond the basic setback, height and lot coverage standards by breaking down the volume into smaller scale masses and relating to spaces around the building with façade composition and architectural details. Subsections following the table provide specific design strategies and techniques to meet the standards.

Table 6-3: Nonresidential Building Design	
	<i>Frontage B</i>
<i>Massing & Modulation</i>	100' / 1,000 s.f.
<i>Entry Feature Spacing</i>	75' max
<i>Minimum First Story Transparency</i>	40%
<i>Minimum Upper Story Transparency</i>	20%

■ Permitted default standard

1. *Massing & Modulation.* Massing and modulation use changes in the building footprint, height, or shifts in wall or roof planes to break down larger volumes into smaller parts and refines the scale and form of the building with architectural features on each component. Building elevations that exceed square footage or in linear feet massing and modulation limits in Table 6-3, shall be broken into smaller components by one or more of the following design techniques:
 - a. Emphasize bays and vertical breaks at regular intervals with visible features such as columns, pillars, pilasters, or other details and accents

that are between 6 and 48 inches wide, and project between 4 and 24 inches off the facade.

- b. Define horizontal elements with projections between 2 feet and 4 feet from the wall associated with entrance features or differentiating stories, such as balconies, awnings, canopies, cantilevers, or similar horizontal elements.
- c. Break the volume of the building into distinct components with:
 - (1) Step-backs of upper stories of at least 10 feet;
 - (2) Recesses of the building footprint greater than 4 feet.
 - (3) Deviations should encompass at least 20% wall planes of the entire elevation.
- d. Horizontal differentiation of a base, body and top of buildings with materials and architectural details.
 - (1) For buildings less than 3 stories, this can be a distinct foundation, a main facade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
 - (2) For buildings 3 to 6 stories, the first floor should be clearly differentiated from upper stories to establish the base and an embellished roof structure.
 - (3) For buildings 7 stories or more, the first two floors may be clearly differentiated from upper stories to establish the base, and the upper story may be distinguished as a distinct component.
 - (4) Any belt course or trim band establishing the break in base, body and top shall use a material or pattern distinct from the primary material, be 6 to 36 inches wide, and off-set from the wall plane 4 to 24 inches; or be a lesser trim associated with a material change.
- e. Use material changes and the use of primary and secondary materials with different colors and textures to emphasize different elements of the buildings.
 - (1) Where material changes are vertical (i.e. different materials stacked on above another) the transition between materials should include a belt course, trim band, sill or similar element to separate materials. Heavier and larger materials should be below lighter to smaller materials.
 - (2) Where material changes are horizontal (i.e. materials side-by-side) the transition between materials should occur at interior corners or at the trim line, architectural column, or pilaster to emphasize different structural or massing components.
- f. Use patterns of windows and doors, meeting the transparency requirements to break up blank walls, add depth and texture to the wall, and create a rhythm and balance along the elevation.

- g. Use ornamental architectural details complementary to the materials and architectural style and use color and material changes associated with trim or massing elements along areas where there are no windows or doors.

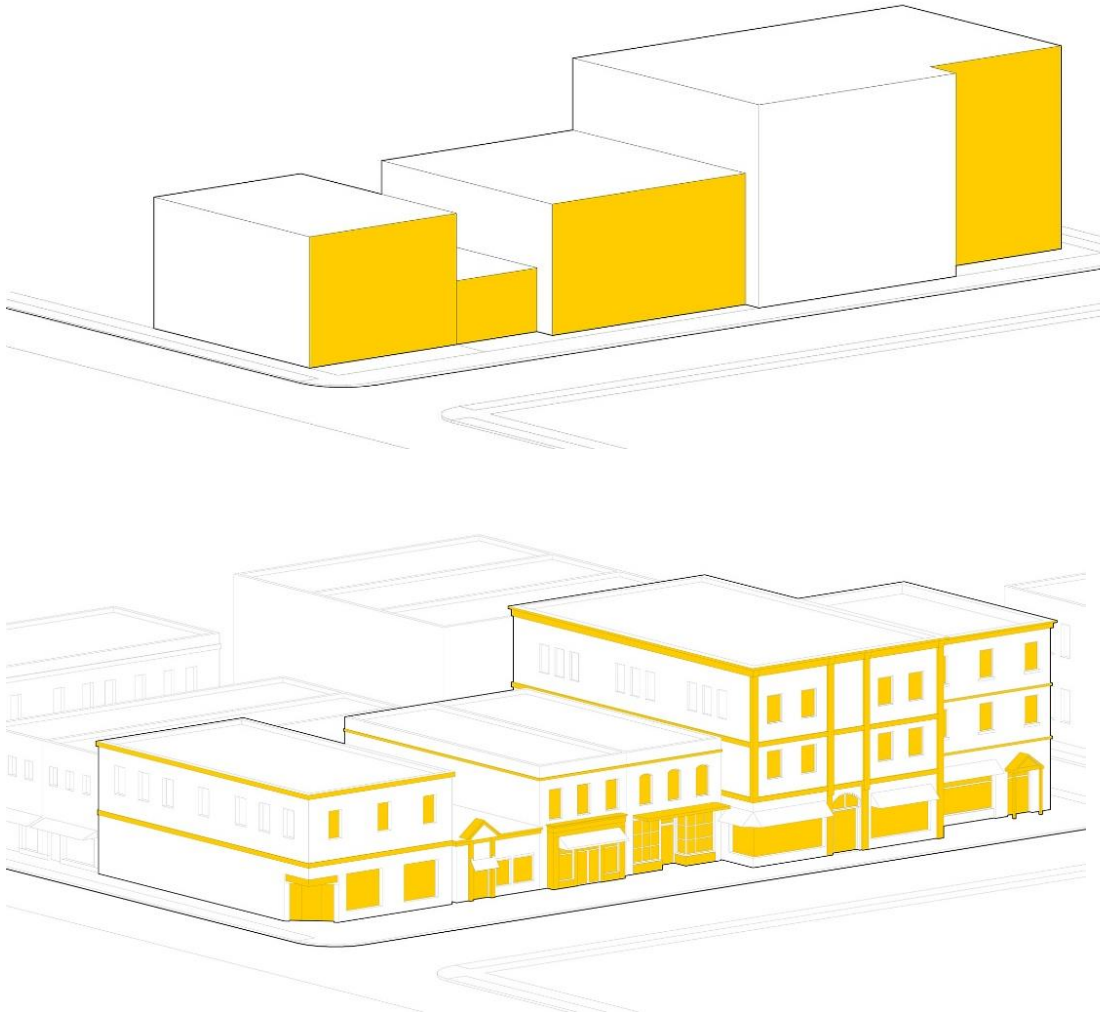


Figure 6-5 Massing & Modulation

Wall planes that exceed either the linear dimension limits or the square foot limits in Table 5-6 wall plane limits shall be broken up by massing elements and/or architectural details.

- 2. **Entry Features.** Front entry features activate the streetscape and public spaces and create consistent human-scale massing elements along the building and block frontage. Primary public entrances shall be located on all front facades at intervals specified in Table 6-3 and be clearly defined with at least two of the following elements:

EX 1-20

- a. A single-story architectural emphasis such as raised parapets, gables, canopies, porticos, overhangs, pediments, arches, or recessions within the wall plane of at least three feet.
- b. Transom or sidelight windows that frame and emphasize the entry.
- c. Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes.
- d. Integral planters, seating, or wing walls associated with an entry court or plaza that integrates landscape and hardscape designs.
- e. For corner buildings, any entrance feature located on the street corner may count to both sides, and may be considered located at 25 feet from each corner for the purpose of the required primary entry feature intervals.

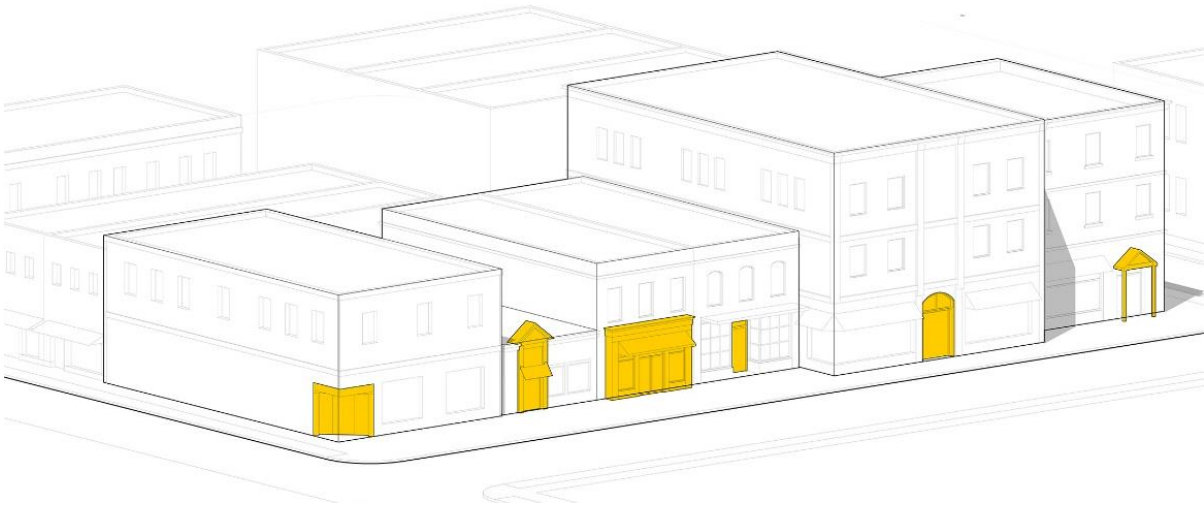


Figure 6-6 Primary Entry Features.

Entrances help activate the streetscape and orient buildings to public spaces. More pedestrian-oriented blocks benefit from the activity created by smaller-scale uses and the rhythm created by more frequent entrances. More car-oriented streets may allow less frequent entrances or alternative orientations of buildings to internal access streets or common spaces.

3. **Transparency.** Windows and doors provide connections to active outdoor spaces and add visual rhythm and detail to the façade with the location, pattern, and proportions of openings. Building elevations shall meet the required transparency on any street facing elevation in Table 6-3 through one or more of the following design techniques
 - a. Where expressed as a first story requirement the percentage shall be measured between two feet and eight feet above the sidewalk grade, or within ten feet above the first floor elevation if the building is set back more than 15 feet from the street.

- b. Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.
- c. All required first story windows shall provide direct views to the building's interior or to a lit display area extending a minimum of three feet behind the window.
- d. For industrial and civic buildings set back more than 30 feet from the street, clerestory windows may meet the first or upper story window requirements.
- e. Locate windows and doors in conjunction with massing and modulation standards, including:
 - (1) Coordinate the façade composition considering the elevation as a whole, and to break up large expanses into different components with the grouping of windows and doors.
 - (2) Use projecting trim and ornamentation around windows to create depth, texture, and shadows on the façade.
 - (3) Emphasize openings or combine groups of openings in association with ornamental details and architectural projections or recessions.

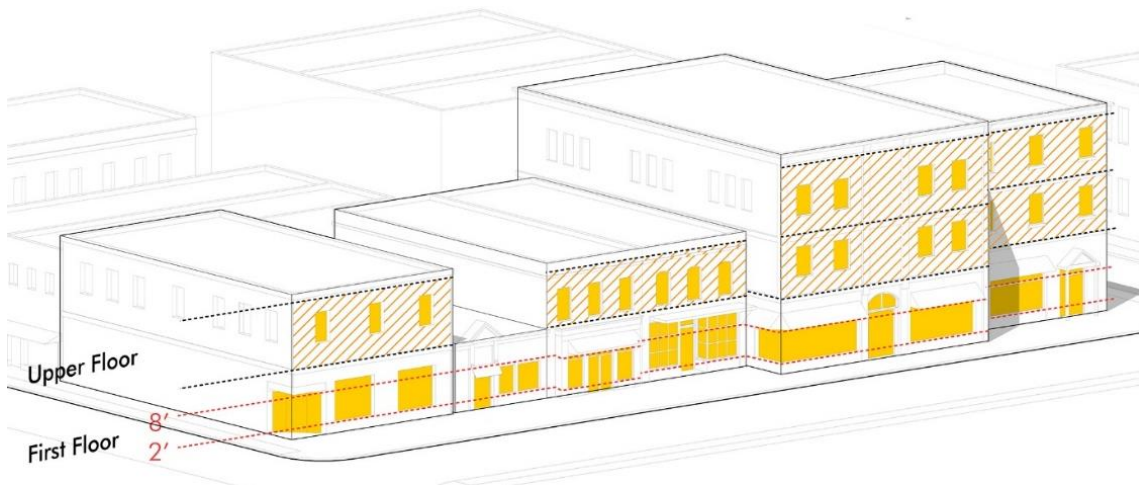


Figure 6-7 Transparency.

Transparency requirements eliminate large expanses of blank walls and create physical and perceptual connections to spaces around buildings. Meeting the requirements for each story helps reduce the scale of larger buildings.

- 4. **Four-sided Design.** All buildings shall incorporate four-sided design, so that that no matter what view you have of the building, the design is not interrupted, and all parts are perceived as a coordinated part of a unified whole. Specifically:

- a. All sides shall exhibit the same quality, continuity, and durability of design including the same primary and secondary materials, although more important sides can reflect priority in the allocation of these materials.
- b. All sides that are visible from streets, public spaces or active portions of adjacent sites shall have a similar level trim, accent material, details, and ornamentation, although the extent and details may be different to reflect the greater importance of certain areas closest to the public realm or with greater visibility, and parts not exposed to the public may be designed for utility.
- c. Sides not meeting the four-sided design standards or designed for more utilitarian purposes should be screened and buffered from streets and public spaces.

D. Open Space Design The lot open space requirement and any other undeveloped spaces should be arranged to create a common or private amenity for the site and building, The design of open space can reinforce the character of unique districts and distinct places and space can be designed for active, social spaces that relate to public spaces; for integrated natural environmental features that serve development; or for landscape areas that buffer and mitigate undesirable relationships; or a combination of these features dependent on the context of the site. The open space design standards Lot open space shall be designed and arranged to create usable outdoor spaces that meet one or more of the following types.

- 1. Private frontage landscape areas designed according to the frontage design standards, excluding any driveways, parking areas, or other automobile space;
- 2. Open space meeting the requirements for public or common open space.
- 3. Civic amenities or social spaces such as courtyards, patios, or plazas, provided they are at least 20 feet in all directions and integrated with the design and function of the building and/or connected as an extension of the streetscape; or
- 4. Landscape areas and buffers designed according to the standards.

Green infrastructure strategies such as bioretention, grass swales, vegetated buffer, and other similar design elements shall be integrated into the design of open space to meet stormwater requirements.

I. OPEN SPACE, LANDSCAPING & SCREENING

- 1. Open space requirements:
 - a. Single-family detached dwellings– Not less than thirty percent (30%) of the total lot area shall be devoted to open space including required yards and buffer yards.

- b. Small format residential single-family dwellings– Not less than twenty percent (20%) of the total lot area shall be devoted to open space including required yards and buffer yards.
 - c. Apartments – Not less than thirty percent (30%) of the total lot area shall be devoted to open space including required yards and buffer yards.
 - d. Mixed Residential - Not less than forty percent (40%) of the total lot area shall be devoted to open space including required yards and buffer yards.
 - e. Community Center – Not less than twenty percent (20%) of the total lot area shall be devoted to open space including required yards and buffer yards.
 - f. Commercial Tracts – Not less than twenty percent (20%) of the total lot area shall be devoted to open space including required yards and buffer yards.
2. The Screening and Fencing provisions of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.
3. The landscape and buffer yard provisions shall apply as outlined below:
- a. North Boundary of Area A – Thirty (30) feet rear yard setback.
 - b. South Boundary of Area D – West of Summit Avenue - Minimum 10' buffer yard and a 10' access easement to accommodate multi-use trail provided with one overstory tree per 40', one understory or evergreen tree every 25', and 1 shrub every 10'. The shrub and understory/evergreen tree rate may be reduced by 50% and the width reduced to 5' with a 4' to 6' high fence with at least 50% opacity.
 - c. East Boundary of Area A and Area E – Minimum 20' buffer yard provided with one overstory tree every 40', one understory tree every 25', 1 evergreen tree every 25', and 1 shrub every 10'. The shrub and evergreen tree rate may be reduced by 50% in combination with a 6' solid wall or fence or a 3' high berm and a 4' high fence with 50% opacity.
 - d. West Boundary of Area A and Area D – Minimum 10' buffer yard and a 10' access easement to accommodate multi-use trail provided with one overstory tree per 40', one understory or evergreen tree every 25', and 1 shrub every 10'. The shrub and understory/evergreen tree rate may be reduced by 50% and the width reduced to 5' with a 4' to 6' high fence with at least 50% opacity.
4. The commercial lot(s) shall adhere to the perimeter and interior landscaping provisions of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

J. EXTERIOR LIGHTING

The requirements and standards of Section 36-484 of the *Springfield Zoning Ordinance*, in effect at the time of development, shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system as shown on Exhibit 2, is for illustrative purposes only and shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

Sections 36-455 & 36-483, of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

M. SIGNS

Sign standards, of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:

1. Construct the required improvements; or
2. Provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the *Design Standards for Public Improvements* of the Public Works Department shall be provided to the City.

No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

1. The required improvements are completed prior to occupancy of the structures; or
2. The Director of Public Works has determined that such required improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, i.e., strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time. Improvements necessary to adequately accommodate the intensity of development in this District include the following:

1. Storm water management facilities.

All storm water management facilities, including detention and water quality, will be constructed in accordance with the *Design Standards for Public Improvements* of the Public Works Department. The site will account for stormwater detention either through an underground detention basin, pervious pavement, or some other method as approved by the City of Springfield staff.

Stream Buffer Areas are common areas and designated Certified Natural Watercourses. Before any stormwater runoff is discharged to the watercourse, it must first be treated for water quality standards. The stream buffer area is possible to be used as a vegetated filter strip to provide water quality if the discharge 2-year flow is acceptable and returned to sheet flow. Include the following notes for the development plan:

1. The sinkhole-related non-buildable areas or restricted fill areas shown on this plan have been determined based on the study and recommendation of a professional engineer or geologist. However, approval of this plan is not to be interpreted as any guarantee that future sinkhole activity will not occur due to either natural or human activities.
2. Any sinkhole-related non-buildable area identified here has been determined to be unsuitable for any construction activity, and no buildings, parking areas, land disturbance or other structures shall be permitted within this area.
3. Any sinkhole or restricted fill area identified here has been determined to be unsuitable for soil bearing foundation, and the entire structure of any building (including the floor system) constructed therein must be founded on solid rock, or as determined by the director of building development services.
4. The lowest enclosed space of any structure within or adjacent to a sinkhole flooding area shall be a minimum of five (5) feet above the flooding elevation where there is no overflow from the sinkhole from the critical flood event, or one foot above the flooding elevation determined by the overflow elevation calculated for the critical flood event, whenever the difference between the topographic rim and flooding elevation is less than five (5) feet.

2. Traffic Impact Study.

A Traffic Impact Study (TIS) shall be completed which shows the impact of any proposed development on the public street system in the area. Improvements required as a part of the

TIS shall have Public Improvement Plans to be submitted to and approved by the City and must be constructed or escrowed prior to issuance of any building permit.

3. Bufferyards and Landscaping.

All required landscaping and buffer plant materials shall be installed.

4. Structures.

All structures in each phase shall be completed in accordance with all the codes and ordinances of the City of Springfield.

5. Major Subdivision and Public Streets.

The property must be subdivided with a major subdivision and the public streets created by separate action by the Planning and Zoning Commission and City Council concurrent with or prior to any development within the district.

All lots shall abut by their required frontage on a publicly dedicated street or a street that has received legal status as defined in the *Springfield Zoning Ordinance*.

6. Right-of-Way.

A future north-south street identified in the Ozarks Transportation Organization's Major Thoroughfare Plan (MTP) shall be constructed through Public Improvement Plans (PIP). For the future secondary arterial, the required minimum width of right-of-way shall be 70 feet. All other local streets shall require a minimum right-of-way width of 50 feet. An east-west street identified in the MTP was initially proposed to connect with E. Camorene Street; however, an amendment has been proposed to remove this collector street extension. If the amendment is not approved and the street remains in the MTP, the site plan shall be revised accordingly, and shall be constructed through a Public Improvement Plan.

7. Sidewalks.

All sidewalks shall be constructed in accordance with City Code and Public Works Design Standards in effect at the time of development. A sidewalk is required along the entire frontage of Vernon Road, both sides of the future secondary arterial and at least one side of the residential local streets as per City Code and Public Works Design Standards in effect at the time of development.

8. Driveways.

All driveway spacing for all existing and new driveways shall be in accordance with City Code and Public Works Design Standards in effect at the time of development. Any new or modified driveway approaches shall comply with current City Standards and City Code in effect at the time of development.

Improvements shall conform to the following standards:

Utilities and utility connections shall be located underground, including, but not limited to, telephone cables, security and other telecommunication systems and wires. Overhead electric is excluded from these underground screening requirements as there are existing transmission lines within the planned development area.

Connectivity shall be provided to the east and south to the city road system in conformance with the City of Springfield's *Design Standards for Public Improvements*. The final determination of routing shall consider existing comprehensive plans and studies prepared in recent years which have been accepted by the City. The determination process will also require public hearings and community input. The number of lanes to be constructed will be determined by the TIS.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted Property Owner's Association meeting all legal requirements prescribed by the City Attorney.

P. PHASING

Development may be phased if all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Administrative Review Committee and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development plan. Final development plans designating the location of uses shall be submitted to the Administrative Review Committee, either as a whole or in phases.

1. The intent of Exhibit 2 is to illustrate the general improvements. The site plan is subject to change but will maintain conformance with the stipulations mentioned above. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by Subsection 36-405.09(c) of the Springfield Zoning Ordinance.

2. The final development plan shall be submitted to the Administrative Review Committee for review and the Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - A. Any uses within the District other than those specifically prescribed by the ordinance.
 - B. Any increase in the intensity of use permitted within the District.



PROPERTY USE LEGEND:

- PUBLIC RECREATIONAL/GREEN SPACE (25.92 AC)
- RESIDENTIAL SINGLE FAMILY (220 DWELLING UNITS), AVG. LOT SIZE = 5,000 SF
- SMALL FORMAT SINGLE FAMILY RESIDENTIAL (84 DWELLING UNITS), AVG. LOT SIZE = 2,850 SF
- APARTMENTS - MEDIUM DENSITY RESIDENTIAL (7.45 AC) (40 DU/AC)
- MIXED RESIDENTIAL (13.82 AC) (20 DU/AC)
- COMMERCIAL TRACTS (1.62 AC)



EXHIBIT 2: CONCEPTUAL SITE PLAN

HAWKINS MILL BY STENGER HOMES
3299 N VERNON RD
SPRINGFIELD, MO 65803

Planning & Zoning Commission Page 59 of 59

JOB NUMBER: CE-112.001
ISSUED DATE: 04.29.2025





EXPLANATION TO COUNCIL BILL 2025-124 (CARROLL)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance authorizing the City Manager, or designee, to apply to the United States Department of Housing and Urban Development ("HUD") for Federal Fiscal Year 2025 Community Development Block Grant ("CDBG") funds in the amount of \$1,489,039 and HOME Investment Partnerships Program ("HOME") funds in the amount of \$1,013,179.74 pursuant to the Consolidated Plan; to accept CDBG and HOME funds if awarded and enter into agreements necessary to accept and carry out any such grants; and approving the grant project recommendations.

PURPOSE: To authorize the City Manager, or designee, to apply to the United States Department of Housing and Urban Development for Federal Fiscal Year 2025 Community Development Block Grant and HOME Investment Partnerships Program funds under the Consolidated Plan; accept Community Development Block Grant and HOME Investment Partnerships Program funds if awarded; enter into any necessary agreements to carry out the grants; execute subrecipient agreements and project contracts; exercise any and all powers necessary to implement selected projects; and select projects for funding for the City of Springfield's Fiscal Year 2025-2026.

BACKGROUND INFORMATION: On January 23, 2025, City Council and the Citizens Advisory Committee for Community Development ("CACCD") held a joint public hearing for the presentation of both the proposed new Five-Year Consolidated Plan and proposals for Community Development Block Grant ("CDBG") funds for Fiscal Year 2025-2026. During this joint session, applicants for funding were given the opportunity to make a five-minute presentation to City Council, the CACCD, and City staff. Following this meeting, City staff from the Planning and Development Department made funding recommendations for each proposed project, as shown in "Exhibit B," rating each proposed project as high-, medium-, or low-priority as required by City Council Resolution 8720, attached as "Exhibit D." These funding recommendations were made available for public comment from March 5, 2025, through April 7, 2025, with no public comments received during this period.

The funding recommendations were also presented to the CACCD for review and public comment on February 25, 2025, and CACCD members were invited to provide comments; these comments are attached as Exhibit E. As of May 28, 2025, no public comments have been received.

The City recently received its funding allocations from the United States Department of Housing and Urban Development ("HUD") for Fiscal Year 2025-2026. These allocations indicate that \$1,489,039 will be available in CDBG funding and



\$1,013,179.74 will be available in HOME funding beginning July 1, 2025. The new Five-Year Consolidated Plan was approved by City Council Resolution on June 9, 2025, a copy of which is attached hereto and incorporated herein by this reference as "Exhibit A." Additionally, attached as "Exhibit C" is the HOME Program Description for the use of HOME Investment Partnerships Program funds, which are principally dedicated to affordable rental housing rehabilitation and new construction of affordable infill rental housing.

Submitted By: Bob Atchley, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. CDBG and HOME Grant Application and Acceptance
 2. Exh. A - Adopt 2025-2029 Consolidated Plan - CDBG Recommendations
 3. Exh. B - City Staff Funding Recommendations
 4. Exh. C - HOME Program Description
 5. Exh. D - City Council Resolution 8720
 6. Exh. E - CACCD Comments

One-rdg. _____
P. Hrngs. _____
Pgs. 255
Filed: 06-03-25

Sponsored by: Carroll

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-124

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to apply to the United States Department
2 of Housing and Urban Development ("HUD") for Federal Fiscal Year
3 2025 Community Development Block Grant ("CDBG") funds in the
4 amount of \$1,489,039 and HOME Investment Partnerships Program
5 ("HOME") funds in the amount of \$1,013,179.74 pursuant to the
6 Consolidated Plan; to accept CDBG and HOME funds if awarded and
7 enter into agreements necessary to accept and carry out any such
8 grants; and approving the grant project recommendations.
9 _____

10
11 WHEREAS, the City of Springfield, Missouri ("the City") seeks to apply for \$1,489,039
12 in CDBG funds and \$1,013,179.74 in HOME funds for the next fiscal year, which begins July
13 1, 2025; and
14

15 WHEREAS, City staff have compiled funding recommendations for both the CDBG
16 and HOME grants, if awarded, with a focus on affordable rental housing rehabilitation,
17 affordable new infill rental housing construction, and homeownership assistance, attached
18 hereto and incorporated herein as "Exhibit B"; and
19

20 WHEREAS, City staff solicited proposals from non-profit agencies providing public
21 services, with such proposals presented to both City Council and the Citizens Advisory
22 Committee for Community Development ("CACCD") for public hearing on January 23, 2025;
23 and
24

25 WHEREAS, City staff subsequently rated the proposals according to both the
26 Community Development Priorities and the HUD CDBG requirements, pursuant to City
27 Council Resolution 8720, attached and incorporated herein as "Exhibit D"; and
28

29 WHEREAS, the CACCD held a public hearing on February 25, 2025, to review staff
30 assessments and recommendations; and
31

32 WHEREAS, comments from CACCD members are attached hereto and incorporated
33 herein as "Exhibit E."

34 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
35 SPRINGFIELD, MISSOURI, as follows, that:
36

37 Section 1 – The City Manager, or designee, is hereby authorized to apply to the
38 United States Department of Housing and Urban Development (“HUD”) for Federal Fiscal
39 Year 2025 Community Development Block Grant (“CDBG”) funds in the amount of
40 \$1,489,039 and HOME Investment Partnerships Program (“HOME”) funds in the amount of
41 \$1,013,179.74 pursuant to the Consolidated Plan, attached hereto and incorporated herein
42 by reference as Exhibit “A.”
43

44 Section 2 – The City Manager, or designee, is hereby authorized to accept CDBG and
45 HOME funds, if awarded, and to enter into agreements necessary to accept and carry out
46 the grants, including grant agreements and subrecipient agreements, provided the form of
47 any such agreement is approved by the City Attorney.
48

49 Section 3 – The City Manager, or designee, is hereby authorized to implement those
50 projects set out in the Consolidated Plan and the Project Recommendations, attached hereto
51 and incorporated herein by reference as “Exhibit A” and “Exhibit B,” respectively, and is
52 further authorized to enter into agreements necessary to carry out the projects, provided the
53 form of any such contract is approved by the City Attorney.
54

55 Section 4 – This Ordinance shall be effective immediately upon adoption.
56

57 Passed at Meeting: _____
58

59 _____
60 Mayor
61

62 Attest: _____, City Clerk
63

64 Filed as Ordinance: _____
65

66 *Laura Vales*
67 Approved as to Form: _____, Assistant City Attorney
68

69 *Colin Sykes*
70 Approved for Council Action: _____, Interim City Manager



2025-2029

Consolidated Plan

Planning & Development



Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The 2025–2029 Consolidated Plan for the City of Springfield, Missouri, serves as a comprehensive strategic framework for guiding investments made through the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). Developed by the Planning & Development Department, the Plan reflects the most extensive public engagement process in the history of the City’s HUD-funded programs. It will serve both as a five-year strategy and as the basis for the FY 2025 Annual Action Plan, which functions as the City’s formal application for first-year entitlement allocations. Grounded in HUD-provided data, local market analysis, and robust consultation with residents, nonprofits, developers, housing providers, regional partners, and business leaders, the Plan is designed to promote broad-based community development, revitalize neighborhoods, and enhance long-term resilience for low- and moderate-income (LMI) households across Springfield.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objectives of the 2025–2029 Consolidated Plan align with the City Council’s long-established priorities while also addressing current and emerging community needs. The Plan emphasizes the expansion of affordable rental housing, particularly for households earning at or below 60 percent of the Area Median Income (AMI) and promotes the development of “missing middle” housing types—such as duplexes, triplexes, and cottage courts—which better reflect the city’s demographic shift toward smaller and single-person households. In addition to supporting the construction and rehabilitation of affordable housing, the Plan aims to increase access to homeownership through targeted down payment assistance, financial counseling, and homeowner rehabilitation, especially among historically underserved populations such as Black and Hispanic residents.

The City will continue its focus on homelessness response by funding rapid re-housing, prevention efforts, shelter diversion, and the development of permanent supportive housing for individuals with disabilities, seniors, and those exiting homelessness. To stabilize vulnerable households, the Plan supports continued funding of public service agencies and uses the City’s long-standing Community Development Loan Program to promote small business development and job creation. Implementation will rely on a strong network of partners, including the City’s Community Housing Development Organization (CHDO), the Springfield Community Land Trust, nonprofit and for-profit developers, and municipal staff, to ensure that all efforts are delivered equitably and efficiently.

3. Evaluation of past performance

Springfield has consistently demonstrated success in managing HUD resources with accountability and innovation. The City's Community Development Loan Program, active for over four decades, has resulted in the creation or rehabilitation of more than 1,100 housing units and the creation or retention of hundreds of jobs. The revolving loan fund continues to generate program income that supports new investment, enabling the City to extend the reach of its HUD programs beyond the constraints of annual entitlement allocations. CDBG and HOME funds are subject to rigorous compliance monitoring and performance tracking, ensuring that investments remain focused and impactful.

Rather than using CDBG or HOME funds for public infrastructure, the City has historically funded such improvements through its voter-approved $\frac{3}{4}$ -cent Capital Improvements Sales Tax. This strategy has preserved federal funds for housing, services, and job creation, ensuring that they are used where they are most needed and have the greatest impact.

4. Summary of citizen participation process and consultation process

The development of the 2025–2029 Consolidated Plan was informed by the most robust citizen engagement process ever undertaken for the City's HUD programs. A citywide Community Development Needs Survey, available both online and in paper form at library branches and public buildings, yielded 1,485 responses, including nearly 800 completed surveys and many detailed written comments. Planning staff also conducted more than 50 consultation sessions with over 200 individuals from more than 50 organizations representing housing providers, public health agencies, neighborhood associations, disability advocates, and other key stakeholders.

The process included two technical assistance workshops for prospective sub-recipients, three legally advertised public hearings, and two 30-day public comment periods. Real-time feedback was gathered during consultation meetings using interactive polling tools, and outreach was expanded through the City's website, social media, and targeted email campaigns to over 1,000 contacts. This inclusive process ensured that community voices were central to setting funding priorities and developing goals.

To enhance engagement, staff used interactive tools such as Mentimeter to gather real-time feedback from participants during consultation workshops. Outreach efforts were broad and strategic, with information shared via the City's website, social media channels, direct email campaigns to over 1,000 contacts, and paper copies of materials made available at the Planning & Development office and all five Springfield-Greene County Library branches.

This comprehensive process ensured that the voices of residents, advocates, and service providers directly informed the Consolidated Plan's goals and funding priorities. The feedback received was not only reviewed, categorized, and published for transparency, but it also played a central role in shaping a Plan that reflects the values, challenges, and aspirations of Springfield's full community.

5. Summary of public comments

The comments received throughout the planning process revealed a strong consensus on the need to address housing affordability. Respondents emphasized the importance of increasing the availability of rental housing affordable to households earning below 60 percent of AMI, with a clear preference for smaller-format and missing middle housing. Many noted the need for accessible housing options for seniors and people with disabilities, along with concerns about the age and quality of the existing housing stock.

Stakeholders also highlighted the need to strengthen the homelessness response system by adding shelter beds, expanding case management, and increasing investment in prevention and diversion programs. Public services—including youth engagement, mental health care, and workforce readiness—were also identified as priorities. While infrastructure needs such as street and sidewalk repairs were mentioned, many participants acknowledged that these are best addressed through local funding sources. The prevailing view was that HUD funds should remain focused on housing, homelessness, and essential services.

Finally, stakeholders identified barriers to fair housing choice, including affordability challenges, housing quality concerns, discrimination, and systemic inequities. These insights further reinforced the need for targeted investments to improve access to safe, decent, and equitable housing options across the city.

These themes served as the foundation for the Consolidated Plan’s goals and funding decisions, ensuring that the City’s use of CDBG and HOME funds reflects the lived experiences and priorities of its residents.

6. Summary of comments or views not accepted and the reasons for not accepting them

All public input was reviewed and considered in shaping the Consolidated Plan. In cases where comments lacked sufficient detail to be applied to HUD eligible activities, such as the entry “poverty and life choices”, they could not be operationalized. In other instances, commenters identified valid community needs that fall outside the scope of HUD programs. For example, vocational training was cited as a high priority, but these services are already being addressed through more than \$9.6 million in Workforce Development grants (not including over \$17.5 million in U.S. Department of Commerce grant funds received by 4 workforce development regions in Missouri encompassing approximately 58 Missouri Counties). Similarly, street repairs and demolition of unsafe structures are being addressed through the City’s Capital Improvements Sales Tax. These examples were noted in the Plan to acknowledge the feedback while directing resources to the most appropriate funding mechanisms.

Other priorities, such as sidewalk repairs and demolition of dangerous structures, are being addressed through Springfield’s long-standing, voter-approved $\frac{3}{4}$ -cent Capital Improvements Sales Tax. By reviewing and responding to all input, the City ensured transparency while directing concerns to the most appropriate funding sources and programs.

7. Summary

The 2025–2029 Consolidated Plan positions Springfield to continue investing CDBG and HOME funds strategically to address housing affordability, homelessness, and community services. The Plan promotes the development of diverse housing types, supports access to homeownership, and sustains public service investments that enhance stability for LMI households. It also affirms the City’s commitment to using its revolving loan program and leveraging non-HUD funds to expand the overall impact of its housing and development programs. By aligning HUD investments with local priorities and relying on broad-based partnerships, the City will improve outcomes for residents and strengthen neighborhoods across Springfield over the next five years.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SPRINGFIELD	Planning and Development
HOME Administrator	SPRINGFIELD	Planning and Development

Table 1 – Responsible Agencies

Narrative

The City of Springfield Planning and Development Department is the Administrator for all HUD entitlement grant programs.

Consolidated Plan Public Contact Information

The primary contacts for the HUD programs are Bob Jones, Grants Administrator; or Bob Atchley, Senior Planner. Both staff members may be contacted by phone at 417-864-1031.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Springfield, Missouri, as a HUD Entitlement City, fulfills the robust consultation requirements outlined in 24 CFR 91.100 to ensure the Consolidated Plan reflects diverse community input. The Planning and Development Department conducted an extensive public engagement process, involving local service providers, the Continuum of Care, broadband providers, regional institutions, and other stakeholders. Oversight was provided by the Citizens Advisory Committee for Community Development (CACCD), which reviewed and approved the consultation schedule and methodology.

The process began with the Community Development Needs Survey and included over forty (40) on-site consultation workshops to refine priorities and address housing, homelessness, and community development needs. Stakeholders included public housing agencies, health and mental health providers, and organizations focused on broadband and environmental resilience.

A detailed chronological record of workshops and contributions is attached to the Plan, demonstrating Springfield's commitment to developing a comprehensive and inclusive Consolidated Plan in compliance with HUD regulations.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City is directly involved with the local Continuum of Care (dba Ozarks Alliance to End Homelessness - OAEH) and has a total of three (3) representatives on the OAEH Executive Board: a Planning & Development staff member and two appointed Mayor's appointees. The OAEH Executive Board currently contains representatives from public and assisted housing providers, private and governmental health organizations and service agencies. All these various participants work collaboratively to ensure that the needs of the most vulnerable within our community are met. Voting representatives currently represent the following participating organizations: The City of Springfield, Burrell Behavioral Health, Springfield-Greene County Health Department, Gathering Friends for the Homeless (homeless advocate), Springfield Police Department, MSU Care (Mercy affiliate clinic serving low-income patients), The Kitchen, Inc., KVC Missouri (formerly Great Circle), FORVIS MAZARS (Greene County representative), Missouri State University, Brentwood Christian Church, Springfield's Multicultural Business Association, Housing Authority of Springfield, two community at large members, and an individual with lived experience of homelessness.

In November 2023, the Ozarks Alliance to End Homelessness launched the Healthcare to Housing Coalition to foster collaboration among public housing providers, healthcare agencies, and social service

organizations, aiming to create a seamless system of care addressing housing and health needs for vulnerable populations. This coalition focuses on leveraging local healthcare resources, integrating supportive services, and implementing key Healthcare to Housing (H2H) Intervention Points, such as practitioner education, satellite sites with RNs at shelters, health insurance enrollment and education, and public awareness campaigns. These efforts align with the City of Springfield's HUD Consolidated Plan, emphasizing coordination among public housing, healthcare providers, and social service agencies to meet community needs. As part of the City's consultation efforts for this plan, staff engaged directly with the coalition's membership, encouraging participation from other healthcare system representatives to further bolster collaboration.

The City of Springfield staff have continued to participate in the Housing Collaborative. This collaborative is composed of both public and assisted housing providers, health providers, and service agencies. Monthly meetings are held to discuss common issues and to enhance the coordination of services. This body has been in existence for over 20 years.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Ozarks Alliance to End Homelessness (OAEH) serves as the local CoC for Springfield/Greene, Christian, and Webster Counties. The City of Springfield helped establish and continues to provide funding for the OAEH central intake office (One Door). In addition, the City also assisted with the creation of and provided funding for the establishment of the Springfield Affordable Housing Center (SAHC). One Door was located within the SAHC, which was a one-stop resource center for all housing and homeless needs. The City has a total of three (3) representatives on the OAEH Executive Board: a staff member and two Mayor's appointees.

In 2018, the City provided CDBG loan funds to restore the historic Pepperdine School facility, which now serves as the new home to the Springfield Affordable Housing Center (containing One Door) and 20 partner agencies including: the Springfield Community Land Trust, Burrell Behavioral Health, the Ozarks Area Community Action Corporation (OACAC), Legal Services of Southern Missouri, Habitat for Humanity, Catholic Charities of Southern Missouri, Springfield-Greene County Health Department, and many more. CDBG funding for this new facility (O'Reilly Center for Hope) has been leveraged by over \$1 million in private donations.

The O'Reilly Center for Hope is a community-centered service hub for those who are seeking emergency shelter and transitional and permanent housing needs. The O'Reilly Center for Hope brings together partner agencies to create a collaborative, one-stop center to help individuals find and sustain housing that is safe, decent, and affordable; while also offering such services as financial counseling, financial management, home buyer opportunities and education information. One Door's Coordinated Entry System continues to connect individuals/households with all available services and place them on the prioritization list for federally funded programs. One Door's Shelter Diversion program works directly

with low barrier households to quickly reestablish or maintain housing to avoid entry into the shelter system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Springfield is not classified by HUD as an entitlement jurisdiction for ESG funding. The Missouri Department of Social Services has a contractual arrangement with the Missouri Housing Development Commission (MHDC) to administer the ESG funding statewide. For a number of years, the City had acted as the collaborative applicant for the community. However, in FY 2020 the City made the decision not to apply for ESG funding via the MHDC due to a \$150,000 MHDC cap placed upon City/County applications. Simply put, based upon the MHDC ESG Allocation Plan, it was determined that non-profit service providers within our local CoC would be eligible to apply for a greater level of ESG funding by applying directly to the MHDC. However, each local ESG applicant continues to be required to obtain a Letter of Support from the City of Springfield and must attend 75% of the required OAEH meetings.

The City works in tandem with the staff of the CoC to ensure that all federal regulations and policies are carried out. The executive board of the Continuum of Care includes three representatives from the City of Springfield who help craft and deliver the standards and processes to the community. The executive board is responsible for updating and executing the policies and procedures of the CoC. The executive board and staff review the Annual Homeless Assessment report and work with the HMIS lead agency to ensure compliance and data standards within the CoC.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Citizens Advisory Committee for Community Development
	Agency/Group/Organization Type	City Council Appointed Oversight Committee
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
2	Agency/Group/Organization	HOME Team
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Needs for Persons with Disabilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HOME (Housing Options Must Expand) Team participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
3	Agency/Group/Organization	Ozarks Alliance to End Homelessness - Systems & Services Committee
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Committee of Local Continuum of Care

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
4	Agency/Group/Organization	SeniorAge - Southwest Missouri Area Agency on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
5	Agency/Group/Organization	Housing Collaborative
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
6	Agency/Group/Organization	Women, Infants and Children Program (WIC)
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Services - Women
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
7	Agency/Group/Organization	Mayor's Commission for Children
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Early Childhood Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI). However, the primary focus of this consultation was in regard to the importance of early childhood development within the community.

8	Agency/Group/Organization	Multicultural Business Association
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI). However, the primary focus of this consultation was in regard to economic development.
9	Agency/Group/Organization	Neighborhood Advisory Council
	Agency/Group/Organization Type	City's Registered Neighborhood Organizations Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI). These sessions were organized geographically by the City's four City Council Zones to promote more localized input and ensure community voices from across the city were represented.
10	Agency/Group/Organization	National Association for the Advancement of Colored People (NAACP)
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
11	Agency/Group/Organization	Housing Authority of the City of Springfield Resident Council
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
12	Agency/Group/Organization	Council of Churches of the Ozarks
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Economic Development Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).

13	Agency/Group/Organization	Prosper Springfield
	Agency/Group/Organization Type	Collective Impact Model Initiative
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff consulted with Francine Pratt, Director of Prosper Springfield, to inform the Anti-Poverty Strategy. The discussion focused on poverty reduction, economic mobility, education, workforce development, and housing stability. Prosper Springfield, a collaborative effort of over 300 organizations, works to reduce poverty and increase postsecondary attainment. The Equity and Prosperity Commission analyzes disaggregated data to guide efforts toward a 10% poverty reduction across all groups by 2030.
14	Agency/Group/Organization	Ozarks Transportation Organization
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Transit-Oriented Development (TOD) Transportation and Infrastructure Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the full staff of the Ozarks Transportation Organization (OTO), the Metropolitan Planning Organization (MPO) for the Southwest Missouri region. The OTO facilitates regional transportation planning and includes elected and appointed officials from Christian and Greene Counties and the cities of Battlefield, Nixa, Ozark, Republic, Springfield, Strafford, and Willard, along with technical staff from the Missouri Department of Transportation (MoDOT), Federal Highway Administration (FHWA), Federal Transit Administration (FTA), and Federal Aviation Administration (FAA). The consultation focused on regional transportation priorities, including infrastructure, public transit, and multimodal connectivity. Discussions also explored opportunities to leverage federal funding sources to enhance transportation networks and improve accessibility.
15	Agency/Group/Organization	The Kitchen, Inc
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).

16	Agency/Group/Organization	GREENE COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff met with the Greene County Resource Management Director and Planning Director at the Historic Greene County Courthouse to discuss a wide range of topics relevant to the 2025-2029 Consolidated Plan. The consultation covered key planning areas, including affordable housing, economic development, public services, infrastructure, and public facilities, as well as other topics of mutual interest and concern. The City values its ongoing collaboration with Greene County and looks forward to continuing discussions with County staff on shared priorities and opportunities for regional coordination that will benefit both the City and County as a whole.

17	Agency/Group/Organization	City of Ozark
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the City Administrator from the City of Ozark virtually via Zoom. The consultation involved a variety of subject matters including all of the sections of the plan enumerated above. The City plans to continue to meet with the neighboring municipalities, including Ozark, to discuss topics that may continue to be of mutual benefit and concern.
18	Agency/Group/Organization	Housing Authority of the City of Springfield
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In developing the 2025-2029 Consolidated Plan, the Planning & Development Department collaborated with the Housing Authority of the City of Springfield (HAS) to address critical public housing needs. Discussions focused on the Rental Assistance Demonstration (RAD) program, compliance with HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE), and the current state of public housing in Springfield. By focusing on RAD conversions, adhering to NSPIRE standards, and analyzing current housing data, the City and HAS aim to enhance the quality, safety, and availability of public housing in Springfield, ensuring compliance with federal guidelines and addressing the community's housing needs.
19	Agency/Group/Organization	AIDS Project of the Ozarks
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
20	Agency/Group/Organization	Community Foundation of the Ozarks
	Agency/Group/Organization Type	Regional Public Charitable Foundation Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
21	Agency/Group/Organization	Family Violence Center Inc
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
22	Agency/Group/Organization	Institute for Community Alliances (SPR)
	Agency/Group/Organization Type	HMIS Lead Agency for CoC
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
23	Agency/Group/Organization	Ozarks Future Hope Lions Club
	Agency/Group/Organization Type	Global Service Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
24	Agency/Group/Organization	Ozarks Alliance to End Homelessness
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Local Continuum of Care Executive Board
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The OAEH Executive Board and General Membership assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. These two groups also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI) in two separate consultation sessions.
25	Agency/Group/Organization	UNITED WAY OF THE OZARKS INC
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Local Chapter of Global Nonprofit Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
26	Agency/Group/Organization	Springfield Regional Economic Partnership
	Agency/Group/Organization Type	Business Leaders Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
27	Agency/Group/Organization	Springfield Area Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders Civic Leaders Business and Civic Leaders Local Chamber of Commerce
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
28	Agency/Group/Organization	Community Partnership of the Ozarks
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Nonprofit Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CPO's leadership team assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
29	Agency/Group/Organization	Center for Ozarks Poverty Research
	Agency/Group/Organization Type	Collaborative Initiative based at Missouri State University
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).

30	Agency/Group/Organization	Missouri State University - Jordan Valley Innovation Center
	Agency/Group/Organization Type	Business Leaders University Research & Development Facility
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
31	Agency/Group/Organization	Missouri State University - efactory
	Agency/Group/Organization Type	Business Leaders Business and Entrepreneurship Center
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
32	Agency/Group/Organization	Springfield Sister Cities Association
	Agency/Group/Organization Type	Nonprofit Promoting Global Understanding and Cultural Exchange
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
33	Agency/Group/Organization	Springfield Tenants Unite
	Agency/Group/Organization Type	Grassroots Tenant Advocacy Group
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
34	Agency/Group/Organization	Commercial Street Community Improvement District
	Agency/Group/Organization Type	Business Leaders Civic Leaders Business and Civic Leaders Community Improvement District
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).

35	Agency/Group/Organization	GLO Center
	Agency/Group/Organization Type	LGBTQIA+ Community Center
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
36	Agency/Group/Organization	Healthcare to Housing Collaborative
	Agency/Group/Organization Type	Housing Subcommittee of Local CoC
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI). All local healthcare systems have a representative on the Healthcare to Housing Collaborative. Discussion was held on discharge Policy, ensuring that patients are not discharged into homelessness.

37	Agency/Group/Organization	India Association of the Ozarks
	Agency/Group/Organization Type	Nonprofit Charitable Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
38	Agency/Group/Organization	Legal Services of Southern Missouri
	Agency/Group/Organization Type	Nonprofit Law Firm
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).
39	Agency/Group/Organization	SpringNet
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Broadband Division of Local Utility Company
	What section of the Plan was addressed by Consultation?	Broadband Needs of Housing occupied by Low- and Moderate-Income Households
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Director of Springnet specifically concerning the local broadband needs of housing occupied by low- and moderate-income households.

40	Agency/Group/Organization	Mediacom
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Broadband Provider
	What section of the Plan was addressed by Consultation?	Broadband Needs of Housing occupied by Low- and Moderate-Income Households
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Senior Director for Area Operations for Mediacom specifically concerning the local broadband needs of housing occupied by low- and moderate-income households.
41	Agency/Group/Organization	City of Springfield - Public Works Department
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Other government - Local
	What section of the Plan was addressed by Consultation?	Hazard Mitigation and vulnerability of low- and moderate-income households
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with one of the City's Principal Engineers specifically regarding the National Flood Insurance Program and the City's Floodplain Property Acquisition Program.
42	Agency/Group/Organization	City of Springfield - Building Development Services Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Hazard Mitigation and vulnerability of low- and moderate-income households
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the City's Building Development Services Director specifically regarding provisions of the City's adopted Building Codes.
43	Agency/Group/Organization	Springfield-Greene County Office of Emergency Management
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - Local

	What section of the Plan was addressed by Consultation?	Hazard Mitigation and vulnerability of low- and moderate-income households
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Emergency Management Director regarding hazard mitigation and vulnerability of low- and moderate-income households Springfield and Greene County.
44	Agency/Group/Organization	Springfield/Greene County Health Department
	Agency/Group/Organization Type	Health Agency Child Welfare Agency Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the Health Department personnel concerning lead-based paint hazards within the City and means of mitigating these hazards.
45	Agency/Group/Organization	Grupo Latinoamericano
	Agency/Group/Organization Type	Civic Leaders Nonprofit Nondenominational Hispanic Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Economic Development Anti-poverty Strategy Language Barriers and LEP
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with Grupo Latinoamericano via email.

46	Agency/Group/Organization	City Utilities of Springfield MO - Economic Development Division
	Agency/Group/Organization Type	Other government - Local Local Utility Company Division
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Business Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted with the City Utilities staff concerning affordable housing needs within the City and possible means of working jointly on various projects.
47	Agency/Group/Organization	Southwest Missouri Council of Governments
	Agency/Group/Organization Type	Regional organization Planning organization Council of Governments
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Infrastructure and Transportation Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participants assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI). The staff of both the City and SMCOG also spoke about the coordination of supportive resources.

48	Agency/Group/Organization	City of Republic
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the staff from the City of Republic. The consultation involved a variety of subject matters including all of the sections of the Plan enumerated above. The City plans to continue to meet with the neighboring municipalities, including Republic, to discuss topics that may continue to be of mutual benefit and concern.

49	Agency/Group/Organization	City of Nixa
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the staff from the City of Nixa. The consultation involved a variety of subject matters including all of the sections of the Plan enumerated above. The City plans to continue to meet with the neighboring municipalities, including Nixa, to discuss topics that may continue to be of mutual benefit and concern.
50	Agency/Group/Organization	Mayor's Commission on Human Rights and Community Relations
	Agency/Group/Organization Type	Local Human Rights Commission
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The staff of the Office of Belonging and Intercultural Development, who serve as the staff liaisons for the MCHRCR, assessed community needs in five core CDBG categories: affordable housing, economic development, public and private improvements and infrastructure, public facilities, and public services. They also provided input for the City's Analysis of Impediments to Fair Housing Choice (AI).

51	Agency/Group/Organization	Springfield MO Convention and Visitors Bureau
	Agency/Group/Organization Type	Nonprofit Marketing Agency
	What section of the Plan was addressed by Consultation?	Economic Development Promotion of Springfield, MO Travel and Tourism
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City staff consults on a regular basis with the Springfield MO Convention and Visitors Bureau (CVB) to discuss the promotion of Springfield.
52	Agency/Group/Organization	City of Willard
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy Public Services, Public & Private Improvements and Infrastructure and Public Facilities
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning & Development Staff consulted with the staff from the City of Willard via email. The consultation involved a variety of subject matters including all of the sections of the Plan enumerated above. The City plans to continue to meet with the neighboring municipalities, including Willard, to discuss topics that may continue to be of mutual benefit and concern.

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Springfield initiated a robust and inclusive public engagement process in the development of the 2025–2029 Consolidated Plan. This effort was designed to ensure meaningful participation from a wide range of stakeholders across the community and to maintain full compliance with the consultation requirements outlined in 24 CFR 91.105. All agency types specified within 24 CFR 91.105 were actively engaged during the planning process. At this time, the City is not aware of any required agency types that were not consulted. Should any gaps be identified moving forward, the City remains committed to ongoing engagement and collaboration with all relevant partners.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In preparing the 2025–2029 Consolidated Plan, the City of Springfield has actively engaged in extensive collaboration with various public entities, including state agencies and neighboring local governments, to ensure a comprehensive and coordinated approach to community development.

Building upon the collaborative efforts of the previous Consolidated Plan, the Planning and Development Department conducted a series of consultations with adjacent units of general-purpose local government. These consultations included meetings with representatives from Greene County, the City of Ozark, the City of Nixa, the City of Republic, and the City of Willard. These discussions focused on aligning regional development goals, addressing shared challenges, and exploring opportunities for joint initiatives that benefit the broader community.

In addition to local government collaboration, the City engaged with the Springfield-Greene County Health Department and the Springfield-Greene County Office of Emergency Management. These partnerships are vital for integrating public health considerations and emergency preparedness into the City's development strategies, ensuring a holistic approach to community well-being.

Furthermore, the City coordinated with the Missouri Department of Mental Health to address the needs of residents requiring mental health services. This collaboration aims to enhance service delivery and integrate mental health considerations into housing and community development plans.

The City of Springfield also works cooperatively and in coordination with the local Continuum of Care (dba Ozarks Alliance to End Homelessness - OAEH) in implementing its homeless and at-risk homeless programs. Various public service agencies are contracted to provide CDBG funded public services. Cooperation and coordination with adjacent units of local government is sought for activities that may affect their jurisdiction. An example of this is the representation of multi-county representation on the expanded OAEH Executive Board.

These collaborative efforts underscore Springfield's commitment to fostering strong partnerships with public entities at the local and state levels. By aligning goals, sharing resources, and coordinating strategies, the City aims to effectively implement the Consolidated Plan and address the diverse needs of the community.

Narrative (optional):

The City of Springfield views consultation not as a one-time requirement, but as an ongoing, dynamic process that strengthens community outcomes. The 2025–2029 Consolidated Plan builds upon years of active engagement with a diverse network of partners—both longstanding and newly emerging—and reflects the shared vision and expertise of organizations serving the region’s most vulnerable populations. Recognizing that challenges such as homelessness, affordable housing gaps, and economic opportunity transcend municipal boundaries, the City continues to invest in regional partnerships that amplify impact and align with best practices. The City’s leadership role within the Ozarks Alliance to End Homelessness, its involvement with collective initiatives such as Prosper Springfield, and its dedication to cross-sector collaborations with public health, transportation, broadband, and emergency management partners demonstrate a holistic and integrated approach to planning. As new challenges arise—such as rising housing costs, evolving healthcare needs, and climate-related vulnerabilities—the City remains committed to strengthening these collaborative frameworks. Through these efforts, Springfield will continue to lead by example in building resilient, and opportunity-rich communities across the region.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Springfield is committed to transparent, and comprehensive public engagement in the development of its HUD Consolidated Plans. On August 21, 2023, the City Council adopted an updated Citizen Participation Plan (CPP), outlining procedures to ensure meaningful community input in the planning, funding, and evaluation of HUD programs.

For the 2025–2029 Consolidated Plan, the Planning & Development Department launched one of the most robust outreach efforts in the City’s HUD program history. A citywide Community Development Needs Survey gathered input from residents, neighborhood associations, businesses, developers, and service providers. The Survey was available online and in paper format at the Busch Municipal Building and all five Springfield-Greene County Library branches. The City promoted participation through its website, social media, and direct email outreach to approximately 1,000 contacts across diverse sectors.

The survey generated 1,485 responses, with nearly 800 fully completed and many including detailed written comments. The data gathered directly informed the City’s needs assessment and helped shape the Consolidated Plan goals and priorities.

A Notice of Funding Availability (NOFA) was published in the *Springfield News-Leader*, on the City’s website, and distributed to 105 organizations previously interested in HUD funding. Two public technical assistance sessions were held on November 12 and 13, 2024, along with an additional session for the Citizens Advisory Committee for Community Development (CACCD) on November 26. On January 23, 2025, the City held a joint public hearing with the CACCD and City Council to present Consolidated Plan priorities and hear CDBG public service funding proposals. The CACCD hosted a follow-up public hearing on February 25 to further review community feedback and funding recommendations.

Staff conducted direct consultations with over 50 organizations, comprised of more than 200 individuals. For most of these sessions, staff used Mentimeter—an interactive, real-time polling platform—to gather structured feedback on community needs. Participants were asked to assess priorities across key categories including affordable housing, economic development, public services, public and private improvements, infrastructure, and public facilities. This tool allowed for immediate engagement and helped identify common themes across stakeholder groups.

A 30-day public review and comment period on the FY2025 Annual Action Plan funding recommendations was held from March 14 to April 14, 2025. Draft recommendations were posted online and made available at the Planning & Development office and all city library branches. A public hearing and first reading of the Consolidated Plan occurred before City Council on June 9, 2025, with formal adoption on June 23.

A second 15-day public review and comment period on the Consolidated Plan was held June 2 through June 17, 2025, with full access provided online, at the Planning & Development Office, and at neighborhood library branches.

This robust public input process directly shaped the City's goals, aligning CDBG and HOME investments with community-identified needs. It also affirmed the City's commitment to transparency, accessibility, and collaboration. Ongoing feedback will continue to guide implementation through regular hearings and stakeholder engagement over the five-year plan cycle.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Community Development Needs Survey	Non-targeted/broad community	The survey generated 1,485 responses, with nearly 800 fully completed and many including detailed written feedback. The data gathered played a key role in informing the City's needs assessment and directly shaped the goals and priorities of the Consolidated Plan. A full summary of survey results has been included as an attachment to the Plan, along with categorized public comments for reference and transparency.	Public comments received through the Community Development Needs Survey have been reviewed, categorized, and attached as part of the Consolidated Plan. These comments reflect a broad range of community concerns and priorities, including the need for affordable housing, housing rehabilitation, youth and family services, homelessness prevention, economic development, and public infrastructure improvements. The feedback has been used to shape the Plan's strategic goals and guide funding priorities. Categorized summaries are included as attachments to ensure transparency and to reflect the voices of residents and stakeholders who participated in the process.	In the Economic Development section of the Community Development Needs Survey, vocational training was identified as a high-priority need by respondents. The City is actively addressing this need through Workforce Development grants totaling more than \$7 million, which support living-wage job training and skills development. As these efforts are fully funded through alternative sources, HUD resources are not required. Similarly, in the Public Improvements section, survey participants identified street and sidewalk improvements and building demolition as top priorities. These needs are being met through the City's dedicated Capital Improvements Program, which is supported by a sales tax renewed by voters for the past 25 years. Again, HUD funds are not required to address these priorities.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Public Meeting	Non-targeted/broad community	This public meeting, held on November 6, 2025, was a joint City Council Lunch Meeting attended by members of the Citizens' Advisory Committee for Community Development (CACCD). It served as the official kick-off for the development of the City's 2025-2029 Consolidated Plan and FY2025 Annual Action Plan. The meeting provided an opportunity to outline the planning process, review the public engagement strategy, and begin discussions on community priorities and funding goals. This meeting also served as a review of the progress from last year's HUD funded program.	City Council and the CACCD affirmed their support for the process, recognizing its collaborative and community-driven approach.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Newspaper Ad and Public Notice on City's Website & Social Media	Non-targeted/broad community	On November 13, 2024, the City issued a Notice of Funding Opportunity (NOFO) for FY2025 CDBG public service funding through a legal notice in the <i>Springfield News-Leader</i> , the City's website, and social media. The notice invited proposals for eligible activities, with applications due by noon on December 16, 2024, and outlined an estimated \$200,000 in available competitive funds. It included instructions for requesting application materials and encouraged attendance at one of two technical assistance sessions held on November 20, 2024, one via Zoom and one in person at the Busch Municipal Building. The NOFO also summarized anticipated FY2025–2026 HUD allocations, including approximately \$1.5 million in CDBG and \$1.2 million in HOME funds, and identified City Council funding priorities. It reaffirmed the City's commitment to HUD's national objectives, including the requirement that at least 70% of CDBG funds benefit low- and moderate-income individuals. The notice further referenced the City's anti-displacement policy, confirming that no involuntary displacement is anticipated.	No public comments were received during the comment period, aside from submissions related to CDBG Public Service funding applications.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	
		Consolidated Plan	SPRINGFIELD		40	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
4	Direct Mail & Email Solicitation	Agencies expressing interest in applying for CDBG funding	The City issued a direct solicitation via mail and email to 115 individuals and organizations that had previously expressed interest in HUD funding opportunities.	No public comments were received during the comment period, aside from submissions related to CDBG Public Service funding applications.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
5	CDBG Technical Assistance Meetings	Potential CDBG Applicants	Two Technical Assistance (TA) meetings were held on November 20, 2024, to support agencies interested in applying for CDBG funding. The first session, held virtually at 10:30 AM, was followed by an in-person session at 2:30 PM the same day. A total of 34 agency representatives participated in both meetings. Additionally, a third TA session was conducted on November 26, 2024, specifically for members of the Citizens' Advisory Committee for Community Development (CACCD) to support their review and evaluation of funding proposals.	Grant writers and program administrators from 34 agencies attended one or both TA sessions to learn more about the CDBG application process, program timeline, and funding expectations. A separate session was held for the CACCD, during which members received the same comprehensive overview provided to applicants. City staff provided a detailed explanation of the application components, evaluation criteria, and scoring methodology, emphasizing the competitive nature of the process and the limited availability of funds. The funding schedule and anticipated allocation levels were also reviewed. No public comments were received in advance of the formal public hearing.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
6		Non-targeted/broad community	On December 20, 2024, a public notice was published in the Springfield News-Leader, posted to the City's website, and promoted through social media announcing a joint public hearing on the proposed use of funds for the FY2025 HUD Annual Action Plan and the 2025-2029 Consolidated Plan. The hearing, held on January 23, 2025, was hosted by the City Council and the Citizens Advisory Committee for Community Development (CACCD). The session provided an opportunity for CDBG discretionary fund applicants to present five-minute summaries of their proposals and allowed the public to offer comments on the City's proposed use of HUD funds for the upcoming fiscal year and the 5-year plan cycle. No public comments were received prior to the hearing.	No comments were received prior to the public hearing.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
7	Advertised Public Hearing	Non-targeted/broad community Agencies applying for CDBG Funding	A public hearing was scheduled and held on January 23, 2025. Representatives from 20 nonprofit programs were represented at this public hearing, along with members of the City Council and the CACCD. The session provided an opportunity for CDBG discretionary fund applicants to present five-minute summaries of their proposals and allowed the public to offer comments on the City's proposed use of HUD funds for the upcoming fiscal year and the 5-year plan cycle. The staff made a presentation to the City Council, the CACCD and the general public regarding the 2025-2029 Consolidated Plan.	The staff made a detailed presentation regarding the 2025-2029 Consolidated Plan. The 16 nonprofit agency representatives made five (5) minute presentations on their proposed discretionary public service projects. No further comments were received.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
8	Consultation	Minorities Non-English Speaking - Specify other language: Spanish and Hindi Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Throughout the citizen participation process, City staff engaged in consultations with a wide range of public and private agencies, consistent with the requirements outlined in 24 CFR 91.100. These agencies represent diverse populations and interests, including individuals experiencing homelessness, persons with HIV/AIDS, low-income households, persons with disabilities, youth, veterans, public housing residents, and other historically underserved or marginalized groups. This collaborative approach ensures that the planning process reflects the needs and perspectives of those most impacted by HUD-funded programs. For further detail see Section PR-10 Consultation.	Each of these public and private agencies contributed detailed insights into local needs, service gaps, and system-level challenges, all of which are documented in Section PR-10 Consultation of the Consolidated Plan. Their input was instrumental in shaping the City's strategic priorities and ensuring that the Plan reflects a comprehensive understanding of community conditions across housing, homelessness, health, economic development, and supportive services.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
9	Newspaper Ad and Public Notice on City's Website & Social Media	Non-targeted/broad community	On February 7, 2025, a public notice was published in the Springfield News-Leader, posted on the City's official website, and shared through the City's social media platforms to announce a public hearing on the 2025-2029 Consolidated Plan. The hearing was held on February 28, 2025, and hosted by the CACCD to gather public input on the proposed priorities and strategies outlined in the Plan.	No comments were received prior to the public hearing.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
10	Advertised Public Hearing	Non-targeted/broad community	On February 28, 2025, the Citizens' Advisory Committee for Community Development (CACCD) hosted a public hearing to review the Staff Review Committee's recommendations for CDBG discretionary public service funding. The hearing also provided an opportunity for public review and comment on the draft funding recommendations outlined in the FY 2025-2029 Consolidated Plan.	No public comments were received during the public hearing. However, the CACCD members were given an opportunity to provide written comments on the Staff Review Committee recommendations via email. The CACCD member comments were forwarded to City Council as part of the attachments to the Council Bill that authorizes the City Manager to apply for FY2025 CDBG and HOME funds. In addition, the CACCD member feedback has been included as an attachment to this Consolidated Plan.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
11	Newspaper Ad and Public Notice on City's Website & Social Media	Non-targeted/broad community	On March 13, 2025, the City published a public notice in the Springfield News-Leader, on its official website, and via social media, announcing a 30-day public review and comment period for the FY2025 Annual Action Plan funding recommendations and a summary of the draft Consolidated Plan. The comment period ran from March 14 to April 14, 2025. Copies were made available online, at the Planning & Development Department Office, and at all Springfield-Greene County Library branches located within the city. The notice outlined estimated CDBG and HOME funding amounts, described eligible activities aligned with City Council priorities, and reaffirmed the City's anti-displacement policies.	The staff received comments from 3 CACCD members. The CACCD member comments were forwarded to City Council as part of the attachments to the Council Bill that authorizes the City Manager to apply for FY2025 CDBG and HOME funds and authorizes acceptance of the 2025-2029 Consolidated Plan. In addition, the CACCD member feedback has been included as an attachment to this Consolidated Plan.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
12	Availability of Summary of draft Consolidated Plan for public inspection and comment	Non-targeted/broad community	The Summary of the Draft FY 2025-2029 Consolidated Plan and the FY2025 Annual Action Plan funding recommendations were made available for a 30-day Public Review and Comment period which ran from March 14 to April 14, 2025. Copies were made available online, at the Planning & Development Department Office, and at all Springfield-Greene County Library branches located within the city.	The staff received comments from 3 CACCD members. The CACCD member comments were forwarded to City Council as part of the attachments to the Council Bill that authorizes the City Manager to apply for FY2025 CDBG and HOME funds and authorizes acceptance of the 2025-2029 Consolidated Plan. In addition, the CACCD member feedback has been included as an attachment to this Consolidated Plan.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
13	Newspaper Ad and Public Notice on City's Website & Social Media	Non-targeted/broad community	On May 23, 2025, the City published a public notice in the Springfield News-Leader, on its official website, and through social media announcing a 15-day public review and comment period for the draft 2025-2029 Consolidated Plan, held from June 27 to July 14, 2025. Draft copies were made available online, at the Planning & Development Department Office, and at all Springfield-Greene County Library branches within the city. The notice also announced the June 9, 2025, City Council public hearing and first reading of the Council Bill to adopt the Consolidated Plan, as well as the second reading and adoption vote scheduled for June 23, 2025.	No comments were received.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	
14	Public Hearing	Non-targeted/broad community	On June 9, 2025, the City Council hosted a 1st Reading and public hearing on the Council Bill proposing adoption of the 2025-2029 Consolidated Plan.	No comments were received.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

City of Springfield, Missouri 2025-2029 Consolidated Plan

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
15	Public Hearing	Non-targeted/broad community	On June 23, 2025, the City Council hosted a 2nd Reading and public hearing on the Council Bill proposing adoption of the 2025-2029 Consolidated Plan.	No comments were received.	No comments were rejected. All feedback received during the public participation process was reviewed and accepted for consideration in the development of the Consolidated Plan.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The 2025–2029 Consolidated Plan responds to shifting household dynamics: while Springfield’s population grew only 2% since 2009, households increased by 9%, adding 6,800 and bringing the total to 78,025. This growth reflects shrinking household sizes and a rise in single-person and non-family households, placing added pressure on an aging housing stock, 92% of which consist of single-family homes, many built before 1980 and not designed for current affordability or accessibility needs. Demand now exceeds supply for affordable rentals, smaller units, and service-enriched housing.

Housing affordability remains a major challenge. About 19,840 households pay more than 30% of their income on housing, and 10,585 renter households—one-third of all renters—are severely cost-burdened, paying over 50%. Among those earning below 30% of AMI, two-thirds face severe housing problems, rising to 79% among Hispanic households.

Homeownership rates remain low. Only 42% of households are owner-occupied, dropping to 32.5% among Black households and 39.7% for Hispanic households, reflecting historic inequities and the rise in investor-owned rentals. While no census tracts currently meet HUD’s R/ECAP threshold, concentrated poverty persists.

Special-needs populations are growing. Seniors make up 15.8% of the population, and 16.6% of non-elderly adults report a disability. Just 13 public housing units are fully accessible, with 6 households actively waiting. Thousands more with mobility limitations need accessible or supportive housing. Survivors of domestic violence, people with HIV/AIDS, and those in recovery also face major access barriers.

Public housing and vouchers remain essential but are significantly oversubscribed. The Housing Authority of Springfield has modernized 297 units under the RAD program, with 142 more scheduled for conversion by 2025. However, demand far exceeds supply, with 3,169 households on the voucher list, 1,585 on project-based lists, and 751 waiting for public housing.

Homelessness remains urgent. On any given night, 888 people are homeless—291 unsheltered and 597 sheltered. Annually, 422 individuals experience chronic homelessness and 79 are veterans. While there are 320 emergency shelter beds and 937 permanent supportive housing beds, capacity remains insufficient, especially for families and youth. Coordinated Entry, the O’Reilly Center for Hope, and Housing First initiatives connect residents with housing and services, but more investment in rapid-rehousing, diversion, and prevention is needed.

Neighborhood infrastructure is also a key concern. A ¾-cent sales tax supports local capital improvements.

These priorities were informed by 1,485 community survey responses, more than 50 stakeholder workshops, and multiple public hearings.

Key Needs for 2025–2029:

- Affordable rental housing – Develop and preserve units for households ≤60% AMI.
- Homeownership – Expand down-payment aid and counseling, especially for Black and Hispanic households.
- Supportive housing – Increase permanent supportive housing, retrofit units, and expand services.
- Homelessness response – Expand shelter beds, rapid-rehousing, diversion, and prevention.
- Public housing & vouchers – Complete RAD conversions, expand accessible units, reduce waitlists.
- Community development – Invest in infrastructure, public facilities, and neighborhood revitalization.

Sustained CDBG and HOME investments, alongside revenues from the ¾-cent sales and marijuana taxes, and strong public-private partnerships are critical to building a more resilient Springfield.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Springfield faces significant housing challenges, particularly affecting low-income individuals, single-person households, families with children, the elderly, and individuals with disabilities. The city's population has grown modestly, reaching 167,600 by 2020, while the number of households increased by 9% to 78,025. Despite a 12% increase in median household income to \$37,491, affordability remains a persistent issue, especially for cost-burdened households spending more than 30% or even 50% of their income on housing.

Single-person households make up a substantial portion of Springfield's population, yet the city's housing stock is predominantly single-family homes (92%), which may not align with their needs. Renters, who account for a significant share of the population, are disproportionately affected by cost burdens and housing instability, with over 10,500 renter households spending more than half their income on housing costs. Many low-income households and seniors require financial assistance to secure and maintain stable housing.

The city also has a high percentage of individuals with disabilities (14.7% - 2021 ACS estimates), with many requiring accessible housing and supportive services. Between 6,000 and 8,000 disabled individuals struggle with housing affordability and accessibility barriers. Springfield's aging housing stock, with 21% rated as fair to poor condition, poses additional challenges for these populations. The lack of universally designed housing limits options for individuals with mobility impairments, while the demand for disability-inclusive housing continues to grow.

Victims of domestic violence face unique housing challenges, as emergency shelter and transitional housing remain critical needs. Harmony House, the state's largest domestic violence shelter, provided housing to 423 individuals in 2023, yet the demand for services continues to exceed available resources, leading to unmet shelter requests across Missouri.

Housing instability is further exacerbated by investor-owned rental properties in poor condition, a low homeownership rate (42%), and rising rental costs. Large families, elderly individuals, and racial/ethnic minority households face additional disparities in housing affordability. Black and Hispanic households in Springfield experience poverty rates of 37.6% and 28.4%, respectively, significantly higher than White households at 17.2%.

Extremely low-income households earning less than 30% of the Area Median Income (AMI) are particularly vulnerable, often living in overcrowded, substandard housing with an increased risk of eviction and homelessness. Those receiving rapid re-housing assistance may face instability once assistance ends, highlighting the need for long-term affordable housing solutions.

Key housing issues include the lack of affordable rental units, the need for down payment assistance to increase homeownership rates and expanding rental assistance programs to prevent evictions.

Supportive services such as employment training, mental health care, and case management are essential to helping at-risk households achieve stability. The City continues to prioritize affordable housing development, rehabilitation of aging properties, and expanding supportive housing services to address these ongoing challenges.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	163,765	167,600	2%
Households	71,270	78,025	9%
Median Income	\$33,557.00	\$37,491.00	12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	14,310	11,860	16,490	8,695	26,675
Small Family Households	2,550	2,790	4,875	3,470	12,255
Large Family Households	255	415	840	340	1,170
Household contains at least one person 62-74 years of age	2,485	2,755	2,930	1,420	4,990
Household contains at least one person age 75 or older	1,325	1,800	2,475	880	2,775
Households with one or more children 6 years old or younger	1,205	1,300	2,305	1,585	2,065

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables**1. Housing Problems (Households with one of the listed needs)**

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	305	290	115	30	740	30	40	20	0	90
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	155	305	340	205	1,005	25	0	0	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85	110	160	155	510	0	10	40	40	90
Housing cost burden greater than 50% of income (and none of the above problems)	7,435	2,725	395	30	10,585	1,435	490	110	85	2,120
Housing cost burden greater than 30% of income (and none of the above problems)	1,045	4,130	3,050	435	8,660	680	675	1,270	375	3,000

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	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	1,545	0	0	0	1,545	350	0	0	0	350

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	7,985	3,430	1,005	420	12,840	1,495	540	165	125	2,325
Having none of four housing problems	3,345	5,665	8,795	4,465	22,270	1,495	2,220	6,525	3,685	13,925
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,845	1,810	1,070	4,725	295	260	455	1,010
Large Related	220	185	120	525	4	59	75	138
Elderly	1,515	2,270	590	4,375	1,100	670	585	2,355

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	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	5,295	3,095	1,825	10,215	715	165	260	1,140
Total need by income	8,875	7,360	3,605	19,840	2,114	1,154	1,375	4,643

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	515	515	175	70	0	245
Large Related	0	0	10	10	4	4	0	8
Elderly	1,185	1,105	155	2,445	670	345	60	1,075
Other	0	4,755	1,310	6,065	585	0	0	585
Total need by income	1,185	5,860	1,990	9,035	1,434	419	60	1,913

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	390	315	280	1,155	25	0	25	40	90
Multiple, unrelated family households	10	0	0	44	54	0	0	20	0	20
Other, non-family households	90	65	220	35	410	0	10	0	0	10
Total need by income	270	455	535	359	1,619	25	10	45	40	120

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

Single-person households are now the dominant household type in Springfield, shaping much of the city's affordable housing demand. According to the 2016–2020 HUD CHAS data, 40,915 households, 50.8% of the city's 80,515 total units, consist of a single person. Recent 2019–2023 ACS data shows a similar pattern, estimating about 46% of Springfield's 79,439 households are single-person, with an average household size of only 2.01 persons. Nationally, only 27.6% of households are single-person, underscoring Springfield's unusual demographic makeup.

These households are evenly split between elderly residents (62+) and non-elderly adults. Approximately 20,345 seniors and 20,570 non-elderly individuals live alone. A two-peaked age profile, consisting of large numbers of students and seniors, drives this trend. Missouri State University, along with Drury, Evangel, and Ozarks Technical Community College, enrolls over 30,000 students, many living off-campus in one-bedroom or efficiency apartments. Seniors, representing about 16% of the city's population, often remain in their homes after losing a spouse.

Economic realities reinforce this dynamic. Springfield's median household income is \$45,984 (2023 dollars), lower than national averages, with 19.4% of residents living in poverty. High residential mobility—22% of residents moved in the past year—delays marriage and homeownership, are leading many individuals to rent alone. Rising home prices have pushed family households outward to suburbs like Ozark, Nixa, and Republic, leaving a higher concentration of single households within Springfield's core.

Springfield's aging housing stock contributes as well. Approximately 92% of the city's housing units are single-family detached, most built before 1980. These older homes provide relatively affordable options for singles but were not designed with single occupancy in mind. Purpose-built one-bedroom and studio units remain limited, creating a mismatch between the supply of units and the needs of single households.

Cost burdens are significant. Most single-person renters earning at or below 50% of AMI are cost-burdened, paying over 30% of their income for housing. Among those earning at or below 30% of AMI, severe cost burdens—paying over half of income—are common. With only 42.9% of city households owner-occupied, single renters are particularly vulnerable to housing instability.

The underlying causes of Springfield's high share of single-person households are structural: a demographic mix of students and seniors, economic challenges, aging housing stock, and shifting social patterns such as delayed marriage. Between 2009 and 2020, Springfield's population grew by only 2%, yet households grew by 9%, illustrating a trend toward smaller household formation.

As Springfield advances its Consolidated Plan, it is critical to prioritize single-person households. Targeted investments in small-unit production, senior-friendly developments, shallow rental subsidies, and strategic infill redevelopment are necessary. Forward SGF, the City's Comprehensive Plan, identifies "missing middle housing", such as duplexes, triplexes, cottage courts, and small multiplexes, as a key strategy to diversify housing options and better meet the needs of smaller households, including singles. Expanding missing middle housing opportunities within Springfield's urban neighborhoods can help correct the existing mismatch between household size and available units, stabilize housing costs, and enhance livability for a growing segment of the community. Without deliberate focus, Springfield risks exacerbating housing instability among its largest and most economically vulnerable household type.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City of Springfield faces significant challenges in addressing the housing needs of individuals with disabilities and victims of domestic violence, dating violence, sexual assault, and stalking. This section provides an estimate of the number and types of families requiring housing assistance.

According to 2021 American Community Survey (ACS) estimates, 14.7% of Springfield's population—about 24,000 individuals—live with a disability, including mobility, cognitive, hearing, vision, self-care, independent living, and mental health disabilities. The need for housing assistance among this group is substantial. Estimates suggest that 6,000 to 8,000 disabled individuals in Springfield require affordable, accessible housing and supportive services due to poverty, housing cost burdens, and accessibility challenges. Many need disability-inclusive housing that integrates both housing and healthcare support.

According to the Missouri Coalition Against Domestic and Sexual Violence report for 2023, there were 23,700 new individuals in the state of Missouri that received non-residential domestic violence services in 2023, and 3,7450 new individuals that received shelter services. Additionally, there were 19,901 unmet requests for shelter and 3,597 unmet service requests.

Springfield's Harmony House was established in 1976, and with a 168-bed capacity, continues to be the largest Domestic Violence shelter in the State of Missouri. In 2023, Harmony House sheltered 423 individuals, equating to 11% of the individuals sheltered in the state and twenty-two percent of the safe bed nights provided. The shelter provides safe housing and support services while expanding outreach through prevention education programs, radio, and podcasting. In 2023, Harmony House also reintroduced a law enforcement victim advocate embedded within the Springfield Police Department to better assist survivors.

Universal Design involves creating housing that is accessible and usable by all people, regardless of age, disability, or other factors. This approach ensures that homes are adaptable to the diverse needs of residents, promoting inclusivity and long-term livability.

In Springfield, the implementation of Universal Design is evident in several initiatives:

- **Accessible Housing:** For disabled individuals, housing units that are fully accessible, including wheelchair ramps, modified bathrooms, and other necessary accommodations.
- **Supportive Housing:** Both for disabled individuals and victims of violence, supportive housing that includes access to social services, case management, and mental health care.
- **Emergency and Transitional Housing:** For victims of violence, immediate access to safe and secure emergency shelters, followed by transitional housing options that provide stability and support for a longer-term recovery.
- **Emergency and Transitional Housing:** For victims of violence, immediate access to safe and secure emergency shelters, followed by transitional housing options that provide stability and support for a longer-term recovery.
- **Permanent Affordable Housing:** The development and availability of affordable rental units for both disabled individuals and victims of violence, ensuring long-term housing stability.

The City of Springfield will continue to prioritize these vulnerable populations in its housing strategies, working to expand the availability of accessible, supportive, and affordable housing. By addressing these needs, the City can improve the quality of life for many of its most at-risk residents, ensuring safety, stability, and the opportunity for recovery and independence.

What are the most common housing problems?

The City of Springfield's Housing Study and Neighborhood Revitalization Strategy was adopted by the City Council on October 26, 2023. This adoption followed a year-long process of gathering data, public input, and analysis conducted by APD Urban Planning and Management. The study's findings and recommendations are intended to guide the City's future housing policies and neighborhood improvements.

The most common housing problems in Springfield, identified in the recent Housing Study, include:

1. **Aging Housing Stock:** About 21% of the housing in Springfield is in fair to poor condition, with a significant portion of the homes built between the 1950s and 1970s. This aging housing stock poses challenges in terms of maintenance and habitability.
2. **Lack of Housing Options:** The city predominantly consists of single-family homes, with limited options for different housing types. This lack of housing choice makes it difficult for people at different income levels and life stages to find suitable housing.

3. **Low Homeownership Rates:** Springfield has a relatively low homeownership rate at 42%, which contributes to neighborhood instability. The study suggests increasing this rate to over 50% as part of broader efforts to stabilize and improve neighborhoods.
4. **Investor-Owned Properties:** A growing concern in Springfield is the high rate of properties owned by investors, LLCs, and LLPs, which are often in poorer condition. These properties have been linked to higher rates of deterioration, affecting the overall quality of housing in certain neighborhoods.
5. **Affordability Issues:** The study highlights the struggle many residents face in finding affordable housing. There is significant public demand for more affordable housing options, including new housing types and down payment assistance. These issues are part of a broader effort by the city to address housing and neighborhood challenges through targeted interventions and policy recommendations.

Are any populations/household types more affected than others by these problems?

In Springfield, several populations and household types are more affected by the housing problems identified in the City's Housing Study:

1. **Low-Income Households:** These households face significant challenges due to the lack of affordable housing options. The study found that a substantial portion of Springfield's population is cost-burdened, meaning they spend more than 30% of their income on housing. This issue disproportionately affects low-income families who struggle to find affordable, decent housing in the City.
2. **Renters:** The City's low homeownership rate (around 42%) and the dominance of investor-owned properties have particularly impacted renters. Renters often live in older, lower-quality housing and are more likely to face housing instability due to poor housing conditions and rising rent costs. The study highlighted that many rental properties are in poor condition, which exacerbates the housing challenges for this group.
3. **Elderly Residents:** Aging homes in Springfield, many built between the 1950s and 1970s, are often not well suited to the needs of elderly residents. Older adults, especially those with fixed incomes, may struggle with maintaining these homes or affording more suitable housing, making them vulnerable to housing instability.
4. **Families with Children:** The lack of housing options in Springfield also impacts families with children. The predominance of single-family homes limits options for larger or multi-generational families who may need different types of housing arrangements, such as multi-bedroom units or homes with accessibility features.
5. **Racial and Ethnic Minorities:** While the study does not explicitly focus on racial disparities, it is likely that racial and ethnic minorities, who often have lower average incomes and face higher rates of poverty, are disproportionately affected by these housing challenges. This is a common trend in many urban areas across the United States.

The most recent data from the US Census Bureau's ACS estimates highlights racial disparities in poverty rates among different racial and ethnic groups in Springfield, Missouri. According to the 2022 ACS data Black or African American households have a poverty rate of approximately 37.6%, which is more than double the rate for White households. Hispanic or Latino households also face higher poverty levels, with a rate of 28.4%. In contrast, White households have a significantly lower poverty rate of 17.2%.

These disparities suggest that Black and Hispanic households in Springfield are disproportionately affected by poverty, which likely contributes to housing challenges such as affordability and quality. This data underscores the need for targeted interventions to address the specific housing needs of these communities.

These populations are particularly vulnerable to the impacts of Springfield's aging housing stock, the lack of affordable housing, and the prevalence of investor-owned properties, all of which contribute to broader issues of housing instability and neighborhood decline.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The most prevalent characteristics of low-income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered include the following:

1. **Extremely Low-Income:** These households typically earn less than 30% of the Area Median Income (AMI). They often work in low-wage jobs or rely on fixed incomes such as Social Security or disability benefits. Their financial situations are precarious, with little to no savings, making them highly susceptible to any financial disruptions.
2. **Cost-Burdened:** These households are often severely cost-burdened, spending more than 50% of their income on housing. This leaves them with limited funds for other necessities like food, healthcare, and transportation, increasing their vulnerability to financial crises.
3. **Unstably Employed:** Many low-income individuals work in jobs that are seasonal, part-time, or lack benefits. Job instability can lead to irregular income, making it difficult to consistently afford rent.
4. **Face Inadequate Housing Conditions:** These families often live in substandard housing with issues such as overcrowding, poor maintenance, or unsafe environments. Such conditions can exacerbate health issues and contribute to the instability of their housing situation.
5. **Limited Access to Support Networks:** Many at-risk households lack robust social support networks, which can be critical in times of financial or housing crises. This isolation can lead to quicker transitions into homelessness when faced with an eviction or other housing loss.

6. Risk of Recurrence of Homelessness: Families and individuals nearing the end of rapid re-housing assistance often face the risk of falling back into homelessness if they have not secured stable, sufficient income to afford housing on their own.
7. Dependency on Subsidies: Many of these households still rely heavily on subsidies for housing and other basic needs. The abrupt termination of assistance can create a financial gap that they may be unprepared to manage.
8. Lack of Long-Term Stability: Even after receiving rapid re-housing assistance, some families may not have achieved long-term stability, especially if they continue to face challenges like underemployment, health issues, or lack of childcare.

The most pressing needs of low-income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered include:

1. Affordable Housing: Access to affordable housing that is safe and meets the needs of families with children is essential. This includes housing that is close to employment opportunities, schools, and necessary services.
2. Rental Assistance: Continued or expanded rental assistance is critical for these families to remain housed. Programs that provide short-term or emergency rental assistance can help bridge the gap during periods of financial instability.
3. Supportive Services: Comprehensive supportive services, including case management, financial counseling, and access to employment training, are crucial to helping these families stabilize their housing situation.
4. Eviction Prevention Programs: Legal assistance and mediation services can help prevent evictions and keep families housed. This is particularly important for those who may face eviction due to temporary financial difficulties.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics linked with instability and an increased risk of homelessness include:

1. Severe Housing Cost Burden: Households spending more than 50% of their income on housing are at a higher risk.
2. Overcrowding: Living in overcrowded conditions, often due to economic constraints, increases instability.

3. Substandard Housing: Homes with significant structural issues, lack of basic amenities, or safety hazards.
4. Eviction History: Prior evictions or frequent moves due to inability to pay rent.
5. Lack of Affordable Housing: Limited availability of affordable units, forcing low-income households into precarious situations.

These factors often contribute to housing instability and make individuals more vulnerable to homelessness.

One Door is our Continuum of Care's Central Intake Office for individuals and families experiencing homelessness or a housing crisis. It connects people to a range of services and resources, including emergency shelter, housing assistance, case management, and referrals to other social services. Operated by the Community Partnership of the Ozarks (CPO), One Door aims to streamline access to support and reduce the barriers that individuals face when seeking help during housing crises. This coordinated approach helps ensure that those in need receive timely and effective assistance.

One Door is one of 20 nonprofit agencies located within the O'Reilly Center for Hope. In fiscal year 2023, the O'Reilly Center for Hope served more than 9,830 unique guests and recorded more than 40,590 referrals throughout the building. The One Door program provided information and resources to those facing a housing crisis and completed more than 1,170 intake assessments encompassing more than 2,175 people experiencing homelessness. In addition to critical care services including showers, laundry, mail, and hygiene items, the most common reasons for requesting assistance were shelter/housing program assessment, help obtaining ID, employment resources, affordable housing and homelessness prevention resources, and information/resource navigation. Within the fiscal year, 302 households were referred to shelter and housing programs operated by partner agencies, and 116 households were placed in hotels for immediate crisis sheltering.

Discussion

During the consultation process, the factors that were noted to cause instability included high utility bills due to older housing stock, a lack of quality housing (safe, decent and sanitary), landlords failing to maintain properties, and location of housing in areas that were perceived as unsafe.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The City of Springfield continues to face challenges in ensuring equitable housing opportunities, particularly for low-income and minority households. Analyzing 2016-2020 CHAS data in conjunction with the City of Springfield's Housing Study and Neighborhood Revitalization Strategy highlights significant disparities in housing problems among racial and ethnic groups.

HUD defines housing problems as the presence of one or more of the following:

- Lacking complete kitchen facilities
- Lacking complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing cost burden (spending more than 30% of income on housing)

The CHAS data indicates that Black/African American, Hispanic, and Asian households experience housing problems at higher rates than the jurisdiction as a whole, particularly in lower-income brackets. Moreover, the Housing Study confirms that Springfield's affordability crisis disproportionately impacts minority communities, with Black and Hispanic households facing increased risk of housing instability.

Springfield also struggles with an aging housing stock, where 21% of housing units are rated fair or worse. This disproportionately affects low-income and disabled individuals who require safe, accessible, and affordable housing options. The Housing Study underscores the need for Universal Design in new housing developments to improve accessibility and livability for individuals with disabilities and aging residents.

Additionally, the study highlights the city's largest affordability gap for households earning 30% AMI or less, where the demand for affordable rental units far exceeds supply. These factors contribute to an environment where racial and economic disparities in housing persist, requiring targeted strategies to increase housing accessibility, affordability, and stability for Springfield's vulnerable populations.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,205	3,105	0
White	9,035	2,315	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	830	160	0
Asian	265	225	0
American Indian, Alaska Native	80	4	0
Pacific Islander	0	0	0
Hispanic	620	95	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,780	3,080	0
White	7,725	2,725	0
Black / African American	365	145	0
Asian	80	50	0
American Indian, Alaska Native	14	35	0
Pacific Islander	0	0	0
Hispanic	205	65	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,490	11,000	0
White	4,990	9,465	0
Black / African American	220	505	0
Asian	54	105	0
American Indian, Alaska Native	50	19	0
Pacific Islander	0	0	0
Hispanic	80	635	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,345	7,350	0
White	1,275	6,545	0
Black / African American	30	220	0
Asian	10	75	0
American Indian, Alaska Native	0	100	0
Pacific Islander	0	0	0
Hispanic	4	195	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

0%-30% Area Median Income (AMI)

Households in this lowest income category face the most severe housing problems, with 88.2% experiencing at least one housing problem.

- Black/African American households (91.9%) and Hispanic households (89.7%) experience housing problems at disproportionately higher rates.
- Asian households (65.9%) report lower rates of housing problems, but 55.1% have no or negative income, highlighting extreme financial instability.

The Housing Study supports these findings, showing that low-income households, particularly minorities, are most at risk of cost burdens and poor housing conditions. The City has identified the need for increased affordable rental units and tenant protections to prevent displacement.

30%-50% Area Median Income (AMI)

In this income range, 69.8% of all households' experience housing problems.

- Black/African American households (76.9%) face housing problems at a rate higher than the citywide average.
- Hispanic households report a lower-than-average rate (48.9%), possibly due to lower housing cost burdens in certain neighborhoods.

The Housing Study indicates that limited affordable homeownership opportunities exacerbate disparities in this income range. Down payment assistance programs and first-time homebuyer incentives could help increase homeownership rates among minorities and reduce reliance on cost-burdened rentals.

50%-80% Area Median Income (AMI)

At this income level, 37.5% of Springfield households still experience housing problems.

- Hispanic households (46.8%) have higher-than-average housing problems, highlighting ongoing affordability concerns.
- Black/African American households (28.7%) report housing problems at a lower rate than the jurisdictional average, suggesting modest improvements in stability at this income level.

The Housing Study emphasizes the need for revitalizing aging housing stock and increasing neighborhood investments. Programs such as Restore SGF aim to rehabilitate older homes and promote sustainable homeownership opportunities.

80%-100% Area Median Income (AMI)

As household income increases, housing problems decline to 17.1% overall.

- Black/African American households (19.3%) and Hispanic households (1.6%) show smaller disparities compared to lower-income brackets, demonstrating how economic stability reduces housing problems.
- Springfield's Housing Study highlights zoning restrictions and limited housing options as barriers to affordable homeownership in this category. Expanding zoning for diverse housing types (e.g., duplexes, townhomes, and ADUs) could increase housing options for middle-income families.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems, as defined by HUD, include households that lack complete kitchen facilities, lack complete plumbing facilities, experience severe overcrowding (more than 1.5 persons per room), or face severe cost burdens (paying more than 50% of household income toward housing costs). The data provided by the 2016-2020 HUD CHAS dataset highlights disparities among racial and ethnic groups in Springfield particularly among lower-income households.

Households with incomes between 0-30% of Area Median Income (AMI) face the greatest level of severe housing problems. Of the 14,320 households in this income category, 66% (9,480 households) experience at least one severe housing problem. The burden is most pronounced among Black/African American and Hispanic households in this category, who experience disproportionately higher rates of severe housing problems compared to the jurisdiction-wide average.

As income levels increase, the overall percentage of households experiencing severe housing problems decreases. For households in the 30-50% AMI range, about 33% (3,970 out of 11,855 households) experience severe housing problems, with Black/African American and Hispanic households again showing a disproportionately greater need. At 50-80% AMI, only 7% (1,170 out of 16,490 households) experience severe housing problems, and this number continues to decline for households earning between 80-100% AMI, where only 545 out of 8,695 households (6%) report experiencing a severe housing problem.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,480	4,840	0
White	7,535	3,815	0
Black / African American	670	315	0
Asian	265	225	0
American Indian, Alaska Native	80	4	0
Pacific Islander	0	0	0
Hispanic	560	150	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,970	7,885	0
White	3,605	6,850	0
Black / African American	164	345	0
Asian	15	115	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	0	0
Hispanic	89	185	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,170	15,320	0
White	1,125	13,330	0
Black / African American	35	690	0
Asian	0	155	0
American Indian, Alaska Native	0	70	0
Pacific Islander	0	0	0
Hispanic	10	710	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	545	8,150	0
White	535	7,285	0
Black / African American	0	250	0
Asian	0	90	0
American Indian, Alaska Native	0	100	0
Pacific Islander	0	0	0
Hispanic	0	205	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

To assess whether a disproportionately greater need exists, HUD defines the threshold as when a racial or ethnic group experiences severe housing problems at a rate at least 10 percentage points higher than the jurisdiction-wide average for that income category.

At the 0-30% AMI level, 66% of all households in this income range experience at least one severe housing problem. Black/African American households in this category have a severe housing problem rate of 68%, while Hispanic households have a rate of 79%, which is significantly higher than the jurisdiction-wide average. The disparity for Hispanic households, at 13 percentage points above the overall rate, indicates a disproportionately greater need among this population.

For households earning 30-50% AMI, the jurisdiction-wide severe housing problem rate is 33%. Black/African American households in this category experience severe housing problems at a rate of 32%, while Hispanic households have a rate of 32% as well. Although these rates are slightly below the jurisdiction-wide average, they still reflect a considerable level of housing distress among these populations.

Among households earning 50-80% AMI, the jurisdiction-wide rate of severe housing problems is 7%. In this category, Black/African American households experience a 5% severe housing problem rate, while Hispanic households experience a 1% rate. Since neither group has a rate that exceeds the threshold for disproportionate need, there is no indication of significantly greater housing challenges at this income level.

At 80-100% AMI, the overall jurisdiction-wide rate is 6%, with no racial or ethnic group experiencing severe housing problems at a disproportionately higher rate. Black/African American, Asian, American Indian, Pacific Islander, and Hispanic households all report 0% severe housing problems in this category, indicating that at this income level, disparities are not evident.

Overall, the data suggests that Black/African American and Hispanic households with incomes below 30% AMI are the most significantly affected by severe housing problems in Springfield. The particularly high rate of severe housing problems among Hispanic households in this income category underscores the need for targeted interventions to address affordability and habitability issues. As income levels increase, disparities in severe housing problems diminish, with no group demonstrating a disproportionately greater need at 50% AMI or higher. Addressing these disparities will require focused efforts on expanding affordable housing options, increasing access to housing assistance programs, and ensuring that the lowest-income households, particularly Hispanic and Black/African American residents, receive adequate support to secure safe and stable housing.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing cost burden is a key indicator of housing affordability challenges, particularly for low-income households. A household is considered cost-burdened when it spends more than 30% of its income on housing expenses and severely cost-burdened when spending exceeds 50% of income. The data from the 2016-2020 HUD CHAS dataset provides insight into the extent of housing cost burdens among various racial and ethnic groups in Springfield.

Across the jurisdiction, 12,710 households (16%) experience moderate cost burden (30-50% of income spent on housing), while 13,325 households (17%) experience severe cost burden (spending more than 50% of income on housing). Additionally, 1,985 households report no or negative income, meaning their housing cost burden cannot be calculated but is likely extremely high.

When disaggregated by race and ethnicity, notable disparities emerge. Black/African American and Hispanic households show elevated levels of severe cost burden relative to their representation in the community. The data suggests that these households are more likely to struggle with housing affordability than the overall population, highlighting the need for targeted interventions to improve housing stability for these groups.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	50,010	12,710	13,325	1,985
White	44,280	11,240	11,135	1,355
Black / African American	1,930	595	775	95
Asian	755	135	250	240
American Indian, Alaska Native	315	70	80	4
Pacific Islander	0	0	0	0
Hispanic	1,745	250	585	50

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

Across the jurisdiction, 17% of all households experience severe housing cost burdens, meaning they pay more than 50% of their income toward housing costs. Black/African American households have a severe

housing cost burden rate of 21%, which is 4 percentage points higher than the jurisdiction-wide rate. While this does not meet HUD's threshold for a disproportionately greater need, it signals a significant affordability challenge for this population. Similarly, Hispanic households experience severe housing cost burdens at a rate of 21%, which is also 4 percentage points higher than the jurisdiction-wide average. Asian households also show a severe cost burden rate of 19%, which is 2 percentage points higher than the overall rate. In contrast, White households, which represent most of Springfield's population, experience a severe cost burden rate of 16%, aligning closely with the jurisdiction-wide average.

Although none of these disparities meet the 10-percentage-point threshold required to be classified as a disproportionately greater need, the data highlights affordability concerns among minority households in Springfield. Black/African American, Hispanic, and Asian households all experience severe housing cost burdens at rates higher than the overall population, which underscores the need for targeted interventions to improve access to affordable housing, rental assistance, and homeownership opportunities for these communities.

Additionally, Springfield has 1,985 households with no or negative income, making them particularly vulnerable to housing instability. These households are likely facing extreme financial hardship, but their cost burden is not captured in the standard data calculations. Ensuring that they have access to emergency rental assistance, subsidized housing, and supportive services is critical to preventing homelessness and housing displacement.

In conclusion, while the data does not indicate a disproportionately greater need under HUD's definition, it underscores racial and ethnic disparities in housing affordability. Addressing these disparities through policies that expand affordable housing, increase rental assistance, and promote economic stability will be essential in reducing the financial strain on Springfield's most impacted populations.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to the 2016-2020 HUD CHAS dataset, racial and ethnic disparities exist in severe housing problems and cost burden among low-income households in Springfield. Disproportionate need is observed primarily among Black/African American, Hispanic, and Asian households, particularly those earning 0-30% AMI and 30-50% AMI.

At 0-30% of Area Median Income (AMI), 66.2% of all households experience severe housing problems, which includes cost burden exceeding 50% of income, substandard housing conditions, or overcrowding. Black/African American households at this income level report a similar rate of 68.0%, which is only slightly higher than the jurisdiction-wide average. However, Hispanic households experience a significantly higher rate of 78.9%, indicating a disproportionate need for housing assistance among this group. These disparities highlight the critical need for affordable housing solutions targeted toward Springfield's most vulnerable populations.

Among households in the 30-50% AMI range, the Hispanic population again faces a disproportionately greater need, with 32.4% of households experiencing severe housing problems compared to 27.8% of all households in this income category.

Additionally, homeownership disparities persist in Springfield. According to HUD CHAS 2016-2020 data, homeownership rates are substantially lower for Black/African American (32.5%) and Hispanic (39.7%) households, compared to White households (62.8%). The City of Springfield Housing Study (2023) further highlights that investor ownership of properties has increased, limiting homeownership opportunities for minority households and contributing to housing instability.

These disparities indicate that racial and ethnic minorities, particularly Black/African American and Hispanic households, face greater challenges in securing stable, affordable housing at lower income levels.

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) are specific census tracts identified by the HUD as having both high poverty rates and significant concentrations of racial or ethnic minorities. According to HUD's criteria, a tract is designated as an R/ECAP if it meets the following conditions:

- Poverty Criterion: The tract has a poverty rate exceeding 40% or is three times the average tract poverty rate for the metropolitan/micropolitan area, whichever is lower.
- Racial/Ethnic Concentration Criterion: The tract's non-White population comprises 50% or more of the total population.

Based on the latest available HUD data, Springfield, Missouri, does not contain any census tracts classified as R/ECAPs. This indicates that, at the census tract level, there are no areas within Springfield that simultaneously exhibit both high poverty rates and high concentrations of racial or ethnic minorities as defined by HUD's R/ECAP criteria.

However, it's important to note that the absence of R/ECAPs does not necessarily imply the absence of socioeconomic challenges or disparities within the community. Local data indicates that negative indicators such as crime, illness, and poverty are more concentrated in Springfield's northwest quadrant (also known as City Council Zone 1). This area has been identified as having higher rates of various negative outcomes, suggesting localized challenges that may not meet the specific thresholds set by HUD for R/ECAP designation but are nonetheless significant for community planning and intervention efforts. However, it is important to note that no single area in Springfield has a significant concentration of Black/African American, Hispanic, or Asian households. These populations are widely dispersed rather than concentrated in distinct neighborhoods.

Additionally, certain neighborhoods may still experience pockets of poverty or racial/ethnic concentrations that do not meet the specific thresholds for R/ECAP designation but are important to consider in local planning and policymaking. For instance, areas with higher percentages of Asian residents near Missouri State University are largely influenced by the student population in that vicinity.

NA-35 Public Housing – 91.205(b)**Introduction**

The Housing Authority of the City of Springfield (HAS) is not now, nor has it ever been a troubled PHA. HAS continuously seeks out resident input through their Resident Associations, the Resident Advisory Board, public hearings and direct staff interaction.

HUD has approved the Housing Authority of Springfield for participation in the RAD conversion program and Phase 1 of the conversion has been completed. 297 units of Family properties has been updated and converted to HCV Project Based Assistance. The property is financially stable and operational. Phase 2 of the conversion is set to close in May of 2025 and include 142 units of family housing with an elderly preference. The City of Springfield assists the conversion projects with completion of environmental reviews, assistance in planning & Zoning and consideration of Tax Abatement. The final 3 phases of conversion will complete the entire PH portfolio and are expected to be underway by 2028 and completed by 2030.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	364	1,108	292	816	86	14	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

Housing Authority of the City of Springfield

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	15,039	14,603	13,889	14,603	13,415	7,395
Average length of stay	0	0	4	4	3	4	3	0
Average Household size	0	0	1	3	3	2	1	3
# Homeless at admission	0	0	34	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	189	348	54	189	47	0
# of Disabled Families	0	0	265	497	112	265	50	0
# of Families requesting accessibility features	0	0	334	769	0	769	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Housing Authority of the City of Springfield

Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	328	464	207	646	75	11	0
Black/African American	0	0	29	160	53	160	10	3	0
Asian	0	0	3	2	2	2	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	1	2	0	1	0	0	0
Other	0	0	2	1	1	1	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Housing Authority of the City of Springfield
Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	10	30	8	22	4	2	0
Not Hispanic	0	0	354	948	254	794	82	12	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Housing Authority of the City of Springfield

Data Source Comments:

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

HAS currently has 13 accessible units. There are presently 6 applicants on a waiting list for accessible units. Please note that many of the non-wheelchair disabled persons do not require full accessibility and may be accommodated with regular units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are currently 3,169 applicants on the Housing Choice Voucher waiting list, 1,585 applicants on the Project Based Site Based Waiting List and 751 on the Public Housing waiting list. Needs of the families on all the waiting lists essentially parallel the needs of the families currently occupying other HAS affordable housing programs. These needs include the full spectrum of accessibility and support services (job skills, counseling, budgeting, and money management). The waiting list is developed from individuals and families including homeless, overcrowded families, persons transitioning from shelters, disabled, elderly, under employed families and/or any person or family in need of housing assistance to obtain decent, safe, and sanitary housing.

How do these needs compare to the housing needs of the population at large

The families requiring accessible housing change from month to month, but the numbers are in alignment with the city's overall population. Disabled service providers are re-locating their clients from group homes situations to smaller single-family type housing units that may accommodate their needs more readily, but simultaneously multiple affordable housing targeting the Senior population and funded through the LIHTC programs have reached their compliance requirement and are opting out of the affordable housing arena. This has caused the waiting list numbers and time of waiting for both accessible and non-accessible to grow and shows a greater need than in the past for these types of housing. This has had a direct effect on the numbers of the HAS Waiting lists for all programs.

Discussion

Please see the discussion enumerated above

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Ozarks Alliance to End Homelessness (OAEH) serves as the Continuum of Care (CoC) for Springfield/Greene, Christian, and Webster Counties. The City of Springfield is the designated Lead Agency for the OAEH and serves as the Collaborative Applicant for CoC Program funded projects within the OAEH geographic area. The City contracts with the Community Partnership of the Ozarks (CPO) for administration of the OAEH. The OAEH Executive Board is the governing body for the OAEH and is tasked with carrying out the responsibilities prescribed in the CoC Program Interim Rule. CoC governance responsibilities include:

- Planning for the CoC, operating the CoC, and ensuring compliance with HUD requirements and regulations.
- Coordinating the implementation of a housing and service system that meets the needs of individuals and families who experience homelessness, including prevention and diversion strategies, outreach and engagement, coordinated assessment, entry and exit, crisis shelter, emergency shelter, temporary housing, permanent housing, and supportive services.
- Designing and implementing the process associated with applying for HUD CoC Program funds.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	175	355	326	129	34
Persons in Households with Only Children	0	9	18	17	7	2
Persons in Households with Only Adults	173	264	887	813	323	86
Chronically Homeless Individuals	97	111	422	387	153	41
Chronically Homeless Families	0	1	2	2	1	0

Consolidated Plan

SPRINGFIELD

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City of Springfield, Missouri 2025-2029 Consolidated Plan

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	14	25	79	73	29	8
Unaccompanied Child	6	11	53	48	19	5
Persons with HIV	1	1	4	4	1	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2024 Point-in-Time Count and FY2023 System Performance Measures

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

N/A – Data in the chart above has been supplied by the Institute for Community Alliances (ICA), the HMIS Lead for the Ozarks Alliance to End Homelessness (OAEH), the Continuum of Care for Springfield-Greene, Christian, and Webster Counties.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

For the 2022-2024 Federal Fiscal Year, a total of 1,654 individuals (representing 1,190 households) were served through emergency shelters and housing programs (Rapid Rehousing and Permanent Supportive Housing).

Of the total households served, 117 were composed of adult and child households and 83 households were child only households. Of the 1,654 individuals, 35% (572 people) were under the age of 24. Young children (aged 0-5) represented 13% (208 people); school-aged children (aged 6-17) represented 14% (224 people); and young adults (aged 18-24) represented 8% (140 people).

Of the 1,190 households, 155 households included a Veteran (representing 186 individuals – 156 of which were Veterans). Of the 155 households, 125 were comprised of 1 adult and 30 were comprised of 2+ adults.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Data on the population experiencing homelessness was taken from the OAEH 2024 PIT survey. The number of individuals experiencing sheltered homelessness has generally been on a downward trend

since 2021. In 2021, there were 517 sheltered individuals, but in 2024 there were 449. In 2024, 27% of the sheltered homeless are children under the age of 18 and 5% were youth aged 18-24. In the past several years, the number of individuals and families seeking shelter services has grown, often resulting in waiting lists at local shelters.

The needs of the sheltered homeless are as varied as the population itself. Many need healthcare for both physical and mental health issues. A fairly significant portion need substance abuse treatment and many more need educational and job assistance training. Projects such as the local Coordinated Entry System (One Door) and the availability of hotel/motel vouchers will speed up the process of delivering support services and referrals to individuals and families that are experiencing homelessness. These initiatives will also streamline the client's access to service and hopefully reduce the length of time individuals and families remain unsheltered.

Studies in Springfield by the OAEH place the number of individuals experiencing unsheltered homelessness on any given night to be approximately 200 based on field research. While PIT counts have become more efficient over the last few years, the OAEH recognizes that some unsheltered individuals are still not being counted. The survey numbers also fluctuate based on the availability of Crisis Cold Weather Shelters at the time the survey is conducted. The latest survey (2024) documented 155 unsheltered homeless, which was an increase over 130 individuals in 2022, mainly due to the unseasonably warm night and individuals not seeking Crisis Cold Weather Shelters.

Unsheltered individuals were identified in very small camps in the Springfield area, as well as living on the street, in cars, under viaducts, and in abandoned buildings. The majority of unsheltered homeless are single men, but an average of 1/3 of the unsheltered homeless are women. Very few unsheltered families have been identified during PIT counts, but anecdotal reports indicate that several families reside in camps and automobiles or are "doubled up" in potentially unsafe housing situations.

The unsheltered homeless are difficult to count but are present in the City and surrounding area. Police and the homeless service providers have identified homeless camps in underpasses and vacant industrial areas. These groups are difficult to locate and to communicate with to provide service although attempts have been made. Recent PIT efforts have targeted this population not only to determine a more accurate number, but to better identify the population and the needs for services. Initial indications point to a population that has high rates of physical and mental health problems. While most of this population does not receive assistance benefits, the majority indicate that they have a disabling condition. In 2024, 62% of individuals experiencing unsheltered homelessness are considered chronically homeless. The number of Veterans identified in these efforts shows that Veterans are more likely to experience unsheltered homelessness than non-Veterans. Over half of the Veterans identified through the PIT are not connected with Veterans Administration services.

Discussion:

Please refer to the discussion in the paragraphs above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discusses the extent of the need for supportive housing for special needs populations in Springfield, Missouri. It includes an assessment of the needs of elderly and frail elderly populations, persons with disabilities (mental, physical, developmental), individuals experiencing alcohol or other drug addictions, and persons diagnosed with HIV/AIDS and related diseases. Additionally, this section evaluates the need for low-income families in public or assisted housing for homeownership, economic independence, and self-sufficiency programs. Data sources referenced in this section include the U.S. Census Bureau, HUD CHAS data, Forward SGF, the Springfield Community Focus Report, and other available local sources.

Describe the characteristics of special needs populations in your community:

Springfield's special needs populations include the elderly, individuals with disabilities, persons with mental illness, and those experiencing substance use disorders. Each group faces unique challenges related to housing affordability, accessibility, and supportive services.

According to the Census data (2023), 15.8% of Springfield's population is 65 or older. Many elderly residents live on fixed incomes, making housing affordability a concern. Mobility issues and healthcare access further complicate independent living. Seniors often require home modifications such as ramps, grab bars, and weatherization improvements for safety and accessibility. The frail elderly need supportive housing with accessibility features and assistance for daily living activities. The Comprehensive Plan emphasizes expanding universal design principles in housing developments. There is also a strong demand for in-home care, meal delivery programs, and transportation services to help elderly residents age in place.

Springfield has a significant population of individuals with physical, mental, and developmental disabilities who struggle with securing and maintaining accessible housing. According to Census data (2023), 16.6% of Springfield residents under age 65 report having a disability. Developmentally disabled individuals often require supportive services to live independently. Organizations such as The Arc of the Ozarks provide housing, skills training, and employment programs. However, limited affordable housing options remain a barrier. For individuals with physical disabilities, wheelchair-accessible units are scarce, and many need specialized features such as widened doorways, lowered countertops, and roll-in showers. The Southwest Center for Independent Living (SCIL) advocates for expanded housing options, financial literacy programs, and universal design construction. The City promotes accessible housing through partnerships with Habitat for Humanity and the LIHTC program.

Individuals with serious mental illness (SMI) require stable housing and access to supportive services. Statewide data from the MO Department of Mental Health shows that 23% of Missouri adults experience mental illness annually, with 5% identified as having a serious mental illness. Springfield also reports a higher prevalence of depression than regional, state, and national averages, highlighting the

need for expanded mental health services and housing options. The Burrell Behavioral Health Center provides Supportive Independent Living services, offering various housing arrangements for individuals with mental health disorders. The National Alliance on Mental Illness (NAMI) of Southwest Missouri provides advocacy, support groups, and education programs. However, demand for mental health housing continues to exceed availability, underscoring the need for additional funding and resources.

Substance use disorders (SUDs) also present a growing challenge in Springfield. In 2020, Missouri recorded 1,386 drug overdose deaths, with 142 occurring in the Southwest Region, including Springfield, marking a 15% increase from the previous year. Approximately 75% of these deaths involved opioids, with a 30% statewide increase. The prevalence of SUDs among Medicare beneficiaries in Springfield is 4.1%, exceeding both state and national averages. Springfield has a drug poisoning mortality rate of 27.5 deaths per 100,000, which is 25% higher than the national average. Local health assessments indicate that over 10% of Greene County residents sought help for mental health or substance use disorders in 2017, with depression rates 36.7% higher than the U.S. average. These statistics highlight the urgent need for expanded treatment, prevention programs, and recovery services. Increasing treatment facilities and community awareness efforts will be critical to addressing the growing impact of substance use disorders on individuals and families.

What are the housing and supportive service needs of these populations and how are these needs determined?

Springfield's special needs populations require a combination of affordable housing, accessibility modifications, and supportive services to enhance stability, independence, and quality of life. The needs of each group vary, but common challenges include cost barriers, lack of supportive housing, and the need for specialized services tailored to individuals' circumstances. These needs are determined using data from the U.S. Census Bureau, HUD CHAS data, local community reports, and input from service providers.

Housing needs for the elderly and frail elderly include affordable senior housing options that accommodate fixed incomes, as many older adults struggle with housing costs. Additionally, age-friendly housing modifications such as ramps, grab bars, widened doorways, and elevators are necessary to enhance accessibility. Many elderly individuals require assisted living and in-home care services to support those with declining mobility and health conditions. To address these issues, Forward SGF encourages universal design and accessibility improvements in new and existing housing developments to better meet the needs of an aging population.

Individuals with physical, mental, or developmental disabilities face housing challenges due to the lack of accessible units. There is a need to increase the supply of housing with features such as roll-in showers, lowered countertops, and wheelchair-friendly layouts. Expanding supportive housing programs that integrate case management, employment support, and independent living training would provide additional stability for individuals with disabilities. Homeownership opportunities through initiatives such as Habitat for Humanity and the LIHTC program also help address these challenges. For those with

severe disabilities who require ongoing assistance, the development of permanent supportive housing is essential to ensure long-term stability.

Individuals with serious mental illness require supportive independent living options that provide access to mental health counseling, medication management, and crisis intervention services. There is also a need for both short-term and long-term mental health housing, including transitional housing for individuals in recovery. Affordable rental units with case management services, provided by organizations such as Burrell Behavioral Health and NAMI Southwest Missouri, are critical for individuals with serious mental illness to maintain stable housing.

Those experiencing alcohol or other drug addictions require a variety of housing solutions, including transitional and sober living housing that incorporates wraparound recovery services. Permanent supportive housing with integrated substance use treatment programs is necessary to provide long-term stability for individuals recovering from addiction. Additionally, emergency shelter options are needed for individuals in crisis due to addiction-related homelessness. Increased funding for rehabilitation centers and long-term treatment programs is also essential in addressing the impact of substance use disorders on individuals and families.

Persons with HIV/AIDS need stable housing options with healthcare access. HOPWA provides critical support, along with case management to maintain housing stability.

Beyond housing, supportive services play a crucial role in meeting the needs of special populations. Case management and wraparound services help individuals in crisis navigate housing and essential resources. Access to healthcare, including mental health and addiction treatment, improves quality of life. Employment training and workforce development programs promote economic stability. Public transportation enhancements connect individuals to jobs, medical care, and vital services. Legal advocacy and financial assistance are critical for individuals with chronic conditions to achieve stability and self-sufficiency.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the most recent data from the enhanced HIV/AIDS Reporting System (eHARS) and the Missouri Department of Health and Senior Services, there were 647 individuals living with HIV in the Springfield, Missouri Eligible Metropolitan Statistical Area (EMSA) as of December 31, 2018. This reflects a prevalence rate of approximately 120.5 persons per 100,000 population. In 2024, 56 new HIV diagnoses were reported within the EMSA, representing an incidence rate of 6.9 per 100,000.

The racial composition of individuals living with HIV in the EMSA is as follows: 82% White, 14% Black or African American, 2% Asian, and 2% American Indian or Alaskan Native. These figures reflect disparities that are consistent with national trends, where communities of color—particularly Black/African

American populations—continue to experience a disproportionate burden of HIV compared to their share of the population.

Data from the AIDS Project of the Ozarks (APO), the region's largest provider of HIV-related health care and support services, further illustrates the socioeconomic characteristics of this population. Among clients served by APO, 53% are enrolled in Medicaid, 17% have Medicare, 17% have private insurance, and 13% are uninsured. Financial hardship is prevalent, with 51% of clients living at or below the federal poverty line, and 99% earning less than 300% of the federal poverty level.

These figures underscore the complex intersection of health disparities, poverty, and access to care among people living with HIV in the EMSA. Many face overlapping challenges such as housing instability, stigma, mental health conditions, and limited transportation, all of which can impact their ability to maintain consistent medical treatment and achieve viral suppression.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City has historically not established a HOME Tenant-Based Rental Assistance (TBRA) program and does not currently plan to implement a preference for a specific category of disabilities within such a program. Instead, the City remains committed to ensuring that affordable housing opportunities are accessible to all low-income residents, including individuals with disabilities, through existing housing programs and partnerships.

While recognizing the significant unmet housing and service needs of individuals with disabilities—such as those with HIV/AIDS, chronic mental illness, developmental disabilities, and physical impairments—the City's approach prioritizes broad accessibility and inclusivity in housing assistance rather than creating a TBRA program tailored to a specific subpopulation.

To address housing and service gaps, the City continues to work closely with local service providers, nonprofit organizations, and advocacy groups to enhance affordable housing availability, supportive services, and accessibility modifications. Partnerships with organizations such as Burrell Behavioral Health, the AIDS Project of the Ozarks (APO), the Arc of the Ozarks, and the Southwest Center for Independent Living (SCIL) play a critical role in ensuring that individuals with disabilities can access the resources they need to achieve housing stability.

Through these collaborative efforts, the City seeks to strengthen housing accessibility, expand supportive services, and promote long-term stability for all vulnerable populations, ensuring that assistance is distributed equitably based on individual needs.

Discussion:

The City of Springfield, in collaboration with numerous local organizations and regional partnerships, works to address the housing and supportive service needs of its special needs populations. Key partnerships include the Springfield/Greene, Christian, and Webster Counties Continuum of Care, which coordinates housing and homeless services, and the Homeowner Emergency Loan Program, a collaboration among multiple agencies to assist with housing repairs and accessibility improvements. Additionally, mental health service providers such as Burrell Behavioral Health and NAMI Southwest Missouri, alongside community hospitals, provide essential mental health and substance use treatment services.

Organizations such as the AIDS Project of the Ozarks (APO) play a crucial role in assisting individuals living with HIV/AIDS by providing stable housing and supportive healthcare services. The Arc of the Ozarks and the Southwest Center for Independent Living (SCIL) work to expand accessible housing options and promote independent living for individuals with disabilities. Furthermore, partnerships with Habitat for Humanity and the Low-Income Housing Tax Credit (LIHTC) program help to increase the supply of affordable housing with universal design features.

The Forward SGF Comprehensive Plan and the Springfield Community Focus Report emphasize the importance of sustainable, inclusive housing policies to support the city's vulnerable populations. Ongoing engagement with nonprofit organizations, advocacy groups, and community members ensures that the City continues to prioritize housing stability and supportive services for those in need. By strengthening collaboration and securing additional funding opportunities, Springfield can enhance its ability to meet the diverse needs of its special needs populations and improve long-term housing security and well-being.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The need for public facilities in the City of Springfield includes improvements to buildings, parks, senior centers, shelters, youth centers, childcare centers, and neighborhood facilities. There is a particular need for overnight shelters and family emergency shelters to provide safe and stable housing for individuals and families in crisis.

The City's Capital Improvements Program (CIP) prioritizes investments in public facilities that enhance public safety, improve access to community services, and support vulnerable populations. Additionally, the City's Forward SGF Comprehensive Plan emphasizes reinvestment in community spaces and commercial corridors to stimulate neighborhood revitalization and improve Springfield's physical environment.

With the approval of a ¾-cent sales tax in November 2024, Springfield has secured dedicated funding for essential public services, including police and firefighter's pensions, competitive pay, and improvements to neighborhoods, streets and parks, as part of the Forward SGF Comprehensive Plan. The City's Citizens' Advisory Board has been charged with providing recommendations on projects to City Council for funding from the (1/2-cent) portion of a ¾ cent sales tax approved by voters in November 2024 and, additionally, concerning the use of any revenue dedicated to funding projects consistent with Forward SGF, the City's comprehensive plan (1/2-cent).

CDBG funds may also be used for public facility improvements when they serve eligible populations or neighborhoods, supporting accessibility upgrades, shelter expansions, and community service facility enhancements.

How were these needs determined?

Public facility needs were identified through the following sources:

- **The City's Capital Improvements Program (CIP)** – Guides long-term infrastructure and facility investments.
- **The Ozarks Alliance to End Homelessness (OAEH) Strategic Action Plan and OAEH Strategic Plan** – Identify the demand for expanded shelter capacity
- **The City's Forward SGF Comprehensive Plan** – Outlines strategies for enhancing community and public spaces.
- **The Consolidated Plan citizen participation and consultation processes** – Informed by resident feedback and stakeholder input.
-

Describe the jurisdiction's need for Public Improvements:

The City has identified several critical public improvement needs to enhance infrastructure, safety, and quality of life for its residents. Key priorities include:

- **Street Infrastructure:** Ongoing maintenance such as repairs and resurfacing, along with the construction of new streets to accommodate growth and improve traffic flow.
- **Pedestrian and Accessibility Enhancements:** Upgrades to ensure compliance with the Americans with Disabilities Act (ADA), including the installation of ramps, crosswalks, and sidewalks to promote safety and accessibility.
- **Utility Upgrades:** Improvements to essential services like sewer systems, stormwater drainage, and flood prevention measures to protect public health and property.
- **Public Safety Investments:** Modernization of infrastructure such as fire hydrants, street lighting, and traffic signals to ensure community safety and efficient emergency response.
- **Urban Beautification:** Initiatives like tree planting, landscaping, and enhancements to public corridors to improve aesthetic appeal and environmental quality.

The City's Capital Improvements Program (CIP) serves as a strategic framework for planning and implementing these projects. The CIP is a Charter-required document that schedules public physical improvements over several years, establishing priorities based on available financial resources and project criteria. It provides a mechanism for estimating all the City's capital needs and informs the public of projected capital improvements. The CIP is updated annually to reflect evolving needs and priorities.

In alignment with the CIP, the Forward SGF Comprehensive Plan outlines a vision for Springfield's growth and development over the next two decades. This plan emphasizes modernizing transportation and public infrastructure, promoting sustainable development, and enhancing community spaces. One notable initiative is the Grant Avenue Parkway project, a multi-modal transportation corridor that will provide major improvements along Grant Avenue, creating an attractive route connecting vibrant Downtown Springfield to the Wonders of Wildlife National Museum and Aquarium.

Funding for these initiatives is bolstered by the recently approved $\frac{3}{4}$ -cent sales tax, which is allocated to essential public services and infrastructure projects. This tax supports police and firefighter pensions, competitive pay, and improvements to neighborhoods, streets, and parks, all in alignment with the Forward SGF Comprehensive Plan. The City's Citizens' Advisory Board is responsible for providing recommendations on projects to the City Council for funding from this tax, ensuring that investments align with community priorities.

Additionally, CDBG funds may be utilized to support public improvements in low- and moderate-income areas. These funds are often directed toward projects like sidewalk construction and other enhancements within the public right-of-way, aiming to improve safety and accessibility for all residents.

By integrating these plans and funding mechanisms, Springfield is committed to addressing its public improvement needs, fostering a safer, more accessible, and vibrant community for current and future residents.

How were these needs determined?

Public improvement needs were identified through:

- **The City's Capital Improvements Program (CIP):** Identifies and prioritizes infrastructure projects and documents necessary public improvements awaiting funding.
- **The Forward SGF Comprehensive Plan:** Establishes long-term priorities for public infrastructure investments, including multi-modal transportation corridors and urban revitalization efforts.
- **Community engagement and stakeholder input:** Gathers public feedback on critical infrastructure needs through surveys, public meetings, and advisory committees.
- **Springfield's Planning and Development Department Reports:** Data-driven analysis on City infrastructure, transportation, and public facility needs.
- **The ¾-cent Sales Tax Citizens' Advisory Board:** Provides recommendations on priority projects and ensures accountability in public investment.

These sources collectively guide the City in prioritizing infrastructure improvements that enhance mobility, safety, and accessibility, ensuring a strategic approach to public investment and urban development.

Describe the jurisdiction's need for Public Services:

The City has a diverse range of public service needs that impact low- and moderate-income residents, ensuring that vulnerable populations have access to essential services. Key public service priorities include:

- **Food Security Programs:** Meal distribution, food banks, and emergency food assistance to combat food insecurity among families, seniors, and individuals facing economic hardship.
- **Homeless Outreach and Case Management:** Comprehensive services for individuals experiencing homelessness, including street outreach, emergency shelter access, case management, and supportive services that help individuals transition to stable housing.
- **Youth Development and Education Programs:** Afterschool programs, recreation opportunities, mentorship services, and academic enrichment initiatives that provide children and teens with safe and productive environments.
- **Financial Assistance Services:** Rental, utility, and security deposit assistance programs designed to prevent evictions, reduce financial burdens, and promote housing stability.

- **Workforce Development:** Job training programs, employment readiness initiatives, and career development resources aimed at enhancing economic mobility for unemployed and underemployed individuals.
- **Healthcare Access:** Medical, mental health, and behavioral health services, including substance abuse treatment, crisis intervention, and preventative healthcare programs to improve well-being across all demographics.
- **Domestic Violence Services:** Emergency housing, legal assistance, counseling, and survivor support programs to protect individuals and families from abusive situations and help them rebuild their lives.

The Springfield City Council's priorities emphasize projects that provide public services related to housing stability and homeless services. These priorities align with the City's ongoing commitment to reducing homelessness, expanding emergency shelter options, increasing rapid rehousing initiatives, and ensuring that vulnerable populations have access to case management and supportive services. The City's strategic investments in these areas aim to reduce chronic homelessness and provide pathways to permanent housing solutions.

The City utilizes CDBG funding through an annual discretionary Public Service competition, allowing nonprofit organizations to apply for funding to address community needs. Additionally, the City collaborates with United Way of the Ozarks, the Community Foundation of the Ozarks, the Continuum of Care (OAEH), and other service organizations to ensure that funding allocations are responsive to Springfield's most pressing public service challenges. The City also partners with healthcare providers, workforce agencies, and advocacy groups to enhance service accessibility and strengthen program effectiveness.

How were these needs determined?

Public service needs were assessed through:

- **The annual discretionary Public Service grant competition:** Identifies service gaps based on nonprofit funding applications, highlighting the most critical community needs.
- **Consultation with local nonprofit organizations and service providers:** Partnerships with United Way of the Ozarks, the Community Foundation of the Ozarks, and organizations specializing in housing stability, healthcare, food security, and youth services.
- **Public participation and stakeholder engagement:** Direct input from community members, advocacy groups, and neighborhood associations through public meetings, surveys, and listening sessions.
- **The Ozarks Alliance to End Homelessness (OAEH) Strategic Action Plan and OAEH Strategic Plan:** Defines priorities for homeless outreach, shelter expansion, and supportive services.
- **The City's Forward SGF Comprehensive Plan:** Establishes long-term strategies for social service investments and community well-being initiatives.

- **Data-driven reports and assessments:** Springfield's Planning and Development Department, local hospitals, and social service agencies contribute data on economic disparities, healthcare access, and social service utilization.
- **The Consolidated Plan Consultation and Citizen Participation processes:** Includes an online Community Development Needs Survey and in-person and virtual consultation sessions throughout the community, ensuring that residents and stakeholders have a voice in determining public service priorities.

Springfield's approach to non-housing community development is guided by strategic planning efforts, community feedback, and long-term funding commitments. Through the Capital Improvements Program, Forward SGF, the newly approved $\frac{3}{4}$ -cent sales tax, and CDBG allocations, the City continues to prioritize public facilities, infrastructure improvements, and essential services that enhance the quality of life for residents. These efforts ensure that resources are directed toward the most critical needs, fostering a more resilient, accessible, and inclusive community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Springfield's current housing market landscape is shaped by both longstanding conditions and evolving demographic and economic trends. The City's Housing Study, along with updated market research, reveals that while Springfield has maintained relative affordability and stable home values over time, there remain persistent challenges in ensuring that all residents can secure housing that is safe, decent, and affordable.

The overall housing stock exhibits diverse characteristics, ranging from historic single-family homes in older, established neighborhoods to a growing number of multifamily developments that cater to shifting household compositions. As Springfield's economy continues to diversify, supported by center-city investments, corporate expansions, and related job creation—demand for both rental and homeownership opportunities has grown. The Housing Study underscores that the need for quality rental units has intensified over recent years, with projections now indicating a demand for thousands of additional units to meet current and future household formations.

In addition to the overall demand for more housing units, conditions such as rising construction costs, limited availability of developable land in high-demand areas, and ongoing barriers to credit access have increased pressure on the City's most vulnerable residents. The inventory of older housing stock—often concentrated in lower-income neighborhoods—has contributed to ongoing challenges related to property maintenance, energy efficiency, and lead-based paint hazards. Addressing these issues is critical, not only for improving living conditions but also for preventing the destabilization of communities that rely on these older homes as a primary source of affordable housing.

Despite these challenges, Springfield's housing market also benefits from numerous strengths. There is broad-based community support for interventions aimed at ensuring that quality, affordable housing options are available to all. Public-private partnerships have emerged as a key engine for progress: developers, financial institutions, nonprofit organizations, and citizen committees have increasingly collaborated to align resources, streamline regulatory processes, and guide policy initiatives. The City continues to encourage developments that blend affordability, quality design, and access to amenities, thereby strengthening neighborhood cohesion and fostering stable, inclusive communities.

Moving forward, Springfield's housing strategies will build upon this foundation by prioritizing equitable housing investments, pursuing both new construction and strategic rehabilitation. Programs will focus on preserving and improving existing housing—particularly in historically underserved areas—while also meeting the growing demand for well-located, energy-efficient multifamily units that can serve households at a range of income levels. These efforts will be informed by continual data analysis,

stakeholder input, and targeted resource allocation, ensuring that Springfield can respond adaptively to emerging market conditions and demographic shifts.

Ultimately, the City recognizes that housing stability underpins the broader social and economic vitality of the community. By leveraging the insights of the Housing Study, Springfield remains committed to cultivating a housing environment that is not merely sufficient in quantity but also safe, secure, decent, and affordable for all residents.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Springfield's housing market reflects a fairly diverse range of residential property types and unit sizes, meeting the needs of various segments of the population. According to data from the 2016-2020 American Community Survey (ACS), Springfield has a total of 83,120 residential properties, with the majority (63%) consisting of 1-unit detached structures. Multifamily housing makes up a significant portion, with 13% of units in properties with 5-19 units and 12% in properties with 20 or more units. Mobile homes and other non-traditional housing types account for 2% of the housing stock. Additionally, unit sizes vary by tenure, with 77% of owner-occupied units having three or more bedrooms, compared to only 28% of renter-occupied units. Conversely, renter-occupied housing is more likely to consist of smaller units, with 31% of rental units having one or no bedrooms. This data underscores the importance of maintaining a balanced housing market that meets the needs of both renters and homeowners while accommodating households of all sizes.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	52,145	63%
1-unit, attached structure	2,835	3%
2-4 units	5,115	6%
5-19 units	10,585	13%
20 or more units	10,375	12%
Mobile Home, boat, RV, van, etc.	2,065	2%
Total	83,120	100 %

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	125	0%	4,480	10%
1 bedroom	835	3%	9,530	21%
2 bedrooms	6,725	20%	18,405	41%
3 or more bedrooms	25,390	77%	12,535	28%
Total	33,075	100 %	44,950	100 %

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The demand for affordable housing in Springfield continues to grow, influenced by factors such as population growth, a declining homeownership rate (currently at 42%), and an aging housing stock. Key findings from the *Springfield Housing Study* highlight the following gaps and opportunities in the housing market.

There is a critical shortage of rental units for households earning less than 30% AMI, with a deficit of 8,960 units. These units require significant investment to create and maintain affordability. Owner-occupied housing for households above 100% AMI also shows a gap, leading to "downward pressure" as higher-income households occupy homes below their affordability threshold, further limiting options for low-income households.

Units supported by federal, state, and local programs target a range of incomes, from Extremely Low Income (30% AMI) to Middle Income (120% AMI). Specific programs include:

Public Housing Authority Programs:

- Section 8 Housing Choice Vouchers and Public Housing Units assist families earning less than 30% AMI.
- Currently, the Public Housing Authority provides housing to over 1,500 households through direct facilities and vouchers.

LIHTC Projects:

- Target households earning 50% to 80% AMI, providing approximately 30-50 units per project in Springfield's competitive development environment.

Local HOME and CDBG Programs:

- Focus on households earning 60% to 80% AMI, supporting affordable rental and ownership opportunities.
- The City actively supports over 400 affordable housing units, emphasizing replacement units and extended affordability periods.

The various programs work in tandem to address housing needs comprehensively. For low-income renters, public and private developments are crucial to bridge the affordability gap. For moderate- and middle-income families, efforts include creating workforce housing and preserving existing naturally affordable units. Most of the funding and assistance efforts aim to stabilize the housing stock, prevent further deterioration, and enable mixed-income developments to foster diverse communities.

As a part of the City's recent community engagement process for its recently adopted Comprehensive Plan (Forward SGF 2024), residents and stakeholders identified support for "missing middle housing" (e.g., duplexes, triplexes, townhomes) to diversify the housing stock and address affordability challenges. Future strategies emphasize the preservation of naturally affordable housing, mixed-income development, and regulatory changes to increase housing availability for low-income households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Springfield faces significant challenges in maintaining its affordable housing inventory, which is critical for meeting the needs of low-income households. The City's housing stock, while varied, is increasingly under pressure from various factors that threaten the long-term availability of affordable units.

Several affordable housing units in Springfield are at risk of being lost due to the expiration of federal affordability contracts, including Section 8 Housing Assistance Payment (HAP) contracts. These units, often serving households at or below 30% of AMI, are particularly vulnerable to conversion to market-rate housing once these contracts expire, placing additional strain on an already limited affordable housing inventory.

A significant concern is the use of the Qualified Contract Process under the Low-Income Housing Tax Credit (LIHTC) program, which provides developers with a legal loophole to exit affordability restrictions after just 15 years, instead of the intended 30-year affordability period. Through this process, developers can request that the property be offered for sale to a qualified buyer at a price set by federal guidelines. If no buyer is identified within the one-year timeframe, the affordability requirements are removed, and the property may be converted to market-rate housing. In Springfield, this practice has contributed to a reduction in the affordable housing stock, undermining efforts to provide stable, long-term housing options for low- and moderate-income families.

The *Springfield Housing Study* highlights that 44% of the housing stock was built between 1950 and 1970, with 21% of all units in fair to worse condition. Without reinvestment, naturally occurring affordable housing is at risk of falling into disrepair or being demolished, further reducing the number of affordable units.

Increasing market demand, particularly in neighborhoods near downtown Springfield, is driving the conversion of older affordable properties into higher-value market-rate housing. This trend displaces existing low-income renters and reduces the availability of affordable units.

Based on HUD data and local housing trends, Springfield is projected to lose a portion of its affordable housing inventory over the next decade due to such things as:

- Expiring affordability restrictions, including LIHTC properties reaching the end of their compliance period.

- Deterioration and demolition of older housing stock.
- Market forces encouraging conversion to higher-income housing.

To address these challenges, the City of Springfield is committed to exploring and implementing strategies to preserve and expand affordable housing. The City will continue to strengthen local partnerships with non-profit housing organizations to acquire and preserve at-risk properties. The City and its partners will advocate for state and federal policy changes to close the LIHTC Qualified Contract loophole, ensuring affordability periods are enforced for the full 30 years. The City will continue the funding of programs and projects rehabilitation of naturally occurring affordable housing properties to maintain their affordability. The City will continue to leverage federal and state resources, such as HOME and CDBG funds, to support the construction and preservation of affordable units.

By proactively addressing these challenges, Springfield can work toward mitigating the anticipated losses in affordable housing inventory, while continuing to meet the needs of its residents.

Does the availability of housing units meet the needs of the population?

The availability of housing units in Springfield does not fully meet the needs of its population, particularly for low-income households, seniors, and middle-income homebuyers. A combination of rising housing costs, an aging housing stock, and a lack of affordable rental units has created a significant mismatch between supply and demand.

One of the most pressing issues in Springfield's housing market is the shortage of affordable rental units for households earning below 30% of the Area Median Income (AMI). The *Springfield Housing Study* identifies a deficit of 8,960 rental units priced below \$436 per month, which would be affordable to extremely low-income households. This shortage forces many of these households into substandard housing or housing that is unaffordable, leading to severe cost burdens and housing instability.

Homeownership opportunities have also declined in Springfield, with the city experiencing a significant drop in its homeownership rate, which currently stands at just 42%, one of the lowest rates in Missouri. Several factors contribute to this trend. A shortage of for-sale housing for middle-income buyers earning between 100% and 150% of the AMI has led to "downward pressure" in the market, where higher-income buyers purchase homes below their affordability range, further limiting options for lower-income buyers. Additionally, the increase in investor ownership of single-family rental properties, particularly in older neighborhoods, has reduced the availability of affordable homeownership opportunities. Furthermore, limited access to credit presents challenges for first-time buyers, particularly Black/African American and Hispanic households, who already experience disproportionately lower homeownership rates.

Another key issue in Springfield is the aging housing stock. Nearly 44% of the city's housing units were built between 1950 and 1970, and 21% of all housing is categorized as being in "fair" or worse condition. Many lower-income households, particularly renters, live in older housing units that are more likely to

have maintenance issues, code violations, or poor energy efficiency, which can contribute to higher housing costs. The Housing Study also highlighted concerns about rental housing quality, noting that Springfield lacks an adequate rental inspection program, which has allowed many rental properties—particularly investor-owned properties—to fall into disrepair. Expanding rental housing quality programs could help address these challenges and improve housing conditions for lower-income renters.

Springfield's housing market is also characterized by a lack of "missing middle" housing, such as duplexes, townhomes, and accessory dwelling units (ADUs). The city has a high concentration of single-family detached housing, which comprises 63% of all residential units, while smaller and more affordable housing types make up a much smaller percentage of the housing stock. The lack of zoning flexibility for missing middle housing has exacerbated the affordability crisis, limiting housing options for young professionals, seniors looking to downsize, and moderate-income renters. The Forward SGF Comprehensive Plan and the Housing Study both emphasize the need for zoning changes to allow a greater mix of housing types, particularly in walkable neighborhoods with access to amenities.

While Springfield has a diverse housing stock, the current supply does not adequately meet the needs of its population. Low-income renters, middle-income homebuyers, and those seeking quality affordable housing continue to face significant challenges. Without substantial investments in new affordable housing, the preservation of naturally occurring affordable housing, and zoning reforms that promote a more diverse housing supply, Springfield's housing affordability crisis is likely to persist.

Describe the need for specific types of housing:

Springfield faces a growing need for diverse housing types to accommodate its evolving population. Single-family homes make up 63% of residential units, but a shortage of smaller, more affordable options—such as duplexes, townhomes, and ADUs—has led to a mismatch between supply and demand. The need for affordable rental housing is especially acute for households earning less than 30% of the Area Median Income (AMI), with the Springfield Housing Study identifying a deficit of 8,960 units. Without sufficient options, many low-income households are cost-burdened, spending over half their income on rent.

Middle-income homebuyers also face challenges, with limited for-sale housing in their affordability range (100-150% AMI). Competition from investors and limited new construction in this price bracket contribute to "downward pressure" on the market, where higher-income buyers purchase homes traditionally affordable to lower-income households, further restricting opportunities. Springfield's homeownership rate has declined to 42%, one of the lowest in Missouri. This figure includes all occupied housing, including single-family and multifamily properties. Black/African American and Hispanic homeownership rates are significantly lower at 24.0% and 33.7%, respectively, compared to 60.1% for White households (ACS Estimates). National data show higher mortgage denial rates for minority applicants, often due to credit history issues (Zillow, 2020; The Markup, 2021), further exacerbating disparities in homeownership access.

Springfield's aging population is also driving demand for accessible housing. As of 2022, 15.8% of the population is 65 or older (U.S. Census QuickFacts), with many seniors seeking to downsize into smaller, single-story homes or accessible rental units. The limited supply of such housing affects both aging residents and younger families, as older adults remain in larger homes that might otherwise be available.

The city's rental stock presents quality concerns, particularly for low-income renters. Nearly half (44%) of Springfield's housing stock was built between 1950 and 1970. The Housing Study highlights concerns over substandard rental conditions, particularly in investor-owned properties. To address this, Springfield is developing a rental inspection program, initially focusing on single-family homes and duplexes, with inspections potentially triggered by changes in occupancy and occurring once every five years. This effort aims to improve housing conditions and preserve the city's naturally occurring affordable housing.

To meet the growing demand for "missing middle" housing—duplexes, triplexes, and small-scale multifamily developments, the City has taken significant steps to modernize zoning policies. Historically, regulations have limited the development of these housing types, but the Forward SGF Comprehensive Plan prioritizes increasing housing options. In alignment with this vision, the Springfield City Council is in the process of adopting comprehensive updates to the Community Land Development Code. The first reading took place on March 10, 2025, with a vote anticipated on March 24, 2025. These updates aim to make zoning more flexible, allowing missing middle housing in more districts and diversifying housing options to better serve residents.

These efforts reflect Springfield's commitment to adapting land development policies to support housing options, enhance affordability, and meet the needs of its growing and changing population.

Discussion

The Springfield Housing Study and 2016-2020 HUD CHAS dataset highlight the need for targeted housing interventions to address gaps in the market. A significant challenge is the shortage of affordable rental housing for extremely low-income households, leaving many residents' cost-burdened and facing housing instability. Without increased investment in affordable housing production and preservation, these challenges will persist.

Beyond affordability, Springfield's housing stock does not fully meet the needs of seniors, first-time homebuyers, and middle-income renters. The city's homeownership rate is 42%, reflecting barriers to homeownership, particularly for minority households and younger families. This rate, calculated in the City's Housing Study, includes both single-family and multifamily properties. Owner-occupied housing includes townhomes and condos, while renter-occupied units consist of apartments and rental houses. Expanding down payment assistance programs and promoting moderately priced new construction could help increase homeownership opportunities.

Springfield's aging housing stock requires reinvestment. Many rental properties, particularly investor-owned units, suffer from deferred maintenance, leading to declining housing quality and safety concerns. To address this, the City of Springfield is developing a rental inspection program to ensure safe and habitable conditions. Initially focusing on single-family homes and duplexes, inspections may be triggered by occupancy changes and occur once every five years. This effort aims to improve housing conditions and preserve naturally occurring affordable housing.

Zoning and land-use reforms are also crucial to enabling missing middle housing. The predominance of single-family zoning has limited options for smaller, affordable housing types, making it harder for residents to find suitable housing. The City's Forward SGF Comprehensive Plan prioritizes increasing housing options by promoting duplexes, triplexes, and townhomes. To support this vision, the City Council is updating the Land Development Code to allow missing middle housing in more zoning districts.

To further housing initiatives, Springfield voters approved two key funding measures:

- **Marijuana Sales Tax** (August 8, 2023): A 3% tax on recreational marijuana sales is expected to generate \$2.25 million annually, with revenue supporting public safety, mental health services, housing, and substance abuse services.
- **¾-Cent Sales Tax** (November 5, 2024): This tax replaces the expiring pension sales tax. One-quarter cent is allocated to public safety, while the remaining half-cent funds Forward SGF projects, including capital improvements, neighborhood initiatives, and park projects. The public safety portion is permanent, while the other portion sunsets after ten years.

Addressing these housing challenges requires increased funding for affordable housing, regulatory changes to support diverse housing options, and targeted preservation efforts. By implementing these strategies, Springfield can create a more inclusive and sustainable housing market that meets the needs of all residents.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The cost of housing in Springfield, Missouri has historically been regarded as relatively affordable compared to many other metropolitan areas in the region. However, as the rental market continues to evolve, recent data from multiple sources indicate that Springfield's rental prices may be experiencing upward pressure.

HUD's Median Contract Rent data, which rely on the U.S. Census Bureau's American Community Survey (ACS) estimates, have traditionally provided a stable and methodologically consistent benchmark. The ACS median contract rent figures generally lag by a year or more and represent a broad segment of the rental market, including units with long-term tenants and older properties that often command lower rents. This data source is critical for understanding long-term trends and informing HUD-related planning and funding allocations.

At the same time, real-time rental market data from private-sector platforms suggest significantly higher rents. According to Zillow, the median rent in Springfield currently stands at around \$1,295, while realtor.com reports a median rent closer to \$1,687. These platforms typically track listings on a month-to-month basis, focusing on advertised rents for units currently on the market. As such, they may capture the cost of newer or recently renovated properties, as well as the latest shifts in market demand and supply constraints, that the ACS data do not fully reflect.

These variations in reported median rents highlight the importance of considering multiple data sources when assessing housing affordability. The ACS based HUD data provides a conservative baseline that can help identify long-term affordability trends and guide policy development, whereas listing data from Zillow and realtor.com offers a more immediate, market-driven snapshot of housing costs. Together, these sources paint a nuanced picture: while Springfield retains a core of relatively affordable housing, market pressures—such as increased demand, limited availability of certain types of rental units, and rising construction and maintenance costs—may be driving rents higher, particularly among units most attractive to incoming residents or those seeking upgraded amenities.

In the sections that follow, we will delve deeper into the local housing market's dynamics, including supply, demand, condition, and affordability. By examining both time-tested federal data and newer, market-based rental metrics, the City can more accurately gauge current conditions, forecast future needs, and develop balanced strategies that ensure safe, decent, and affordable housing opportunities for all Springfield residents.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	107,600	122,200	14%
Median Contract Rent	542	621	15%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	12,570	28.0%
\$500-999	28,815	64.1%
\$1,000-1,499	2,660	5.9%
\$1,500-1,999	540	1.2%
\$2,000 or more	365	0.8%
Total	44,950	100.0 %

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,190	No Data
50% HAMFI	11,905	3,605
80% HAMFI	29,810	11,310
100% HAMFI	No Data	15,600
Total	43,905	30,515

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	676	681	871	1,225	1,383
High HOME Rent	548	561	723	1,044	1,145
Low HOME Rent	548	561	708	818	912

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

While Springfield's housing market offers a range of housing options, data suggest that not all income levels are adequately served, particularly those at the lowest end of the income spectrum.

The majority of Springfield's rental units remain priced below \$1,000 per month, according to 2016–2020 ACS data. Approximately 92% of all rental units fall under \$1,000/month, which would generally be considered affordable to moderate-income households. However, the presence of units under \$500/month—about 28% of the inventory—may give the appearance of robust affordability at the lower end, but these units typically represent older stock that may be smaller, less energy-efficient, or in need of significant maintenance. Additionally, the City's recent Housing Study highlights a shortage of quality housing units that are both safe and affordable for the lowest-income households, suggesting that while rents may appear low, many of the most cost-burdened residents still struggle to find suitable homes.

According to the 2016–2020 CHAS data, the number of units affordable to those at or below 30% of the HUD Area Median Family Income (HAMFI) is limited to approximately 2,190 units for renters—an inadequate supply given the number of extremely low-income households likely residing in Springfield. The City's recent Housing Study indicates a deficit of 8,960 rental units for those that earn less than 30% AMI. At 50% HAMFI, there are around 11,905 affordable rental units, which represents a larger segment of the market. However, even this greater availability must be measured against demand. The City's Housing Study indicates that the growth in lower-wage service jobs and a rising population of elderly and disabled residents means the pool of households needing deeply affordable units is outpacing the supply. For moderate- to higher-income households, affordability is less strained. More than 29,000 units are affordable to households at 80% HAMFI, and the rental market's broad price distribution ensures options for those earning closer to or above the area median income.

In the homeownership sector, while data shows a modest 14% increase in median home values between 2009 and 2020, the market remains relatively affordable when compared to national averages. Nevertheless, first-time buyers and those with lower credit or savings may still face barriers in accessing homeownership opportunities, as noted in the Housing Study.

The discrepancy between HUD-derived affordability benchmarks, which depend on stable, long-term trends, and the higher rents found in recent private-market listings suggest that the cost of newly available units is escalating faster than incomes at the lower end. This means households with limited resources are often left competing for a shrinking pool of truly affordable, quality units. Springfield's Housing Study echoes these concerns, noting the need to invest in both preservation and production of affordable housing, as well as supportive services and rental assistance, to help bridge this affordability gap.

While Springfield's overall housing costs remain more moderate than those found in many larger metropolitan areas, the data and the City's Housing Study both point to a critical shortfall at the lowest income levels. Simply put, there is not currently enough safe, quality housing to meet the needs of all households, especially those earning well below the area median income. To ensure that Springfield's housing market can serve the full range of residents, targeted policies and interventions—such as creating or preserving deeply affordable units, expanding rental assistance programs, and supporting the rehabilitation of older properties—are needed.

How is the affordability of housing likely to change considering changes to home values and/or rents?

Affordability of housing in Springfield is poised to become more challenging for lower-income households as both home values and market rents continue to rise. While the City's recent Housing Study and ACS data show that overall housing costs remain moderate compared to larger metropolitan areas, the gap between prevailing incomes—particularly at the lower end of the wage spectrum—and the cost of newly available units has been widening.

Recent data highlight that rents are escalating faster than income growth among the City's most economically vulnerable residents. Although a substantial portion of rentals remain under \$1,000 per month, many of these units are either older, in need of significant maintenance, or lack modern amenities. This creates a dynamic where the availability of low-priced units does not necessarily mean true affordability, as quality and suitability are often compromised. Additionally, the number of units affordable to extremely low-income households (those at or below 30% of AMI) is grossly insufficient. With a documented deficit of nearly 9,000 such units, competition for deeply affordable housing will likely intensify, potentially pushing more households toward cost burden or substandard units.

For homebuyers, home values have seen a modest increase, approximately 14% from 2009 to 2020. While this level of appreciation might seem manageable at first glance, first-time buyers and those without substantial savings or strong credit may find it increasingly difficult to enter the market. Rising interest rates or tighter credit conditions could further constrain affordability. Even with relatively stable home values, ongoing shortages in starter homes and moderate-income homeownership opportunities will mean that many aspiring homeowners may struggle to secure suitable housing at a price they can afford.

The City's Housing Study underscores that as Springfield's economy changes—shifting toward a larger number of lower-wage service jobs and accommodating an aging population—housing demand will continue to skew toward lower-cost units. Without a corresponding increase in the supply of well-maintained, affordable rentals and accessible entry-level homes, affordability will likely erode over time. Those at the lowest income levels will face the greatest challenges, but moderate-income households could also begin to feel pressure as rents and home prices inch upward.

In essence, the trajectory suggests that unless there is strategic intervention—such as preserving existing affordable units, developing new deeply affordable housing, expanding rental assistance, and implementing policies to support first-time buyers—affordability gaps will persist or worsen. The result is that an increasing number of Springfield residents may find themselves priced out of quality housing, intensifying the need for deliberate, well-resourced actions to maintain and improve affordability across the income spectrum.

To help counter these trends and provide relief to cost-burdened households, the City leverages its existing HUD-funded programs to improve affordability and accessibility. Initiatives such as the

Homeowner Emergency Loan Program offer critical assistance to low-income homeowners facing urgent repair needs, while down payment assistance through both the City and Restore SGF helps moderate-income buyers overcome financial barriers to homeownership. Rental assistance provided via the City's Public Service program supports families struggling to make ends meet, and investments in affordable rental development using CDBG and HOME funds work to expand the supply of quality, attainable housing. Collectively, these programs demonstrate the City's commitment to employing strategic tools and resources to maintain and strengthen affordability for residents across the income spectrum.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Recent data indicate that HUD defined HOME rents and Fair Market Rents (FMRs) in Springfield, Missouri fall noticeably below the Area Median Rent reported by private market sources. According to HUD, the Fair Market Rent for a two-bedroom unit in Springfield is currently \$921 per month, with the High HOME Rent limit for a comparable unit being \$921. In contrast, recent market analyses, such as those derived from platforms like Zillow and realtor.com, show median asking rents for well-located, updated units commonly exceed \$1,200, and sometimes reach \$1,300–\$1,700. Even HUD's Area Median Rent benchmarks sit below these private-market rents, revealing a persistent affordability gap that makes it challenging for low- to moderate-income households to secure suitable housing.

This disparity between HUD-calibrated affordability levels (HOME and FMRs) and current market conditions has significant implications for the City's affordable housing strategy. While HOME and FMR benchmarks are essential for setting targets and ensuring units remain accessible to lower-income households, bridging the gap to meet these affordability goals amid rising construction, labor, and material costs are increasingly complex. Developers often must rely on deeper subsidies, additional financing tools, or other incentives to achieve rents at or below HUD's affordability thresholds.

To help counteract these challenges, the City leverages its CDBG and HOME funds through a variety of targeted programs. These initiatives focus on producing and preserving affordable rental units, assisting first-time homebuyers, and rehabilitating existing housing stock to maintain affordability and quality. The City employs a balanced approach using both amortized and deferred loans. Carefully structured amortized and/or deferred loans can support development costs while ensuring long-term viability of affordable projects.

These financing tools are critical in making the math work for affordable housing developments, as they help fill funding gaps that would otherwise force rents higher or render projects infeasible. By adjusting loan terms, whether through deferred repayment until resale or gradual amortization that aligns with operating income, the City can mitigate the impacts of escalating market rents on low-income renters. Together with rental assistance programs funded under the City's Public Service allocations and down payment assistance initiatives offered through both the City and Restore SGF, these strategies help address the affordability shortfalls documented in recent housing studies and updated American Community Survey (ACS) data.

In summary, while HUD's HOME rents and FMRs establish vital benchmarks to guide affordable housing production and preservation, local market forces in Springfield are pushing private rents well beyond these thresholds. Meeting the challenge will require sustained intervention and innovation: blending federal funds, local strategies, and flexible loan structures to bolster the supply of quality, lower-cost units. By continuing to refine these financing approaches and pairing them with supportive policies and partnerships, the City can more effectively produce, preserve, and ensure ongoing affordability of housing options that serve a broad spectrum of community members.

Discussion

Springfield continues to face significant challenges in achieving and maintaining financial viability for affordable housing developments. Lower local median household incomes translate into lower HUD-determined rent limits, particularly at the HIGH HOME rent level. As a result, developers and nonprofits striving to serve the community's lower-income households must often rely on intricate layering of subsidies, grants, and flexible financing—such as a mix of amortized and deferred loans—to even approach operational feasibility. Despite these supports, the persistent gap between HOME and Fair Market Rents and the rapidly rising market-rate prices has only heightened the difficulty of producing or preserving deeply affordable units.

This environment complicates efforts to offer rent-restricted housing that meets both quality standards and affordability targets. Units priced to accommodate very low-income residents often require ongoing assistance and strategic policy interventions, including a focus on preservation of existing housing stock, targeted new construction, and collaboration with both public and private partners. Meanwhile, reductions in Section 8 rent limits and other federal program adjustments can amplify the pressure on already tight project margins.

Looking forward, financial viability will likely remain a central concern, impacting both scattered-site rehabilitations and multifamily developments. Developers and city officials must continue to explore innovative models—such as expanding local funding sources, refining cost-reduction measures, and seeking more comprehensive partnerships—to ensure that households at the lowest rungs of the income ladder are not left behind. While the strategies may evolve, the underlying challenge remains the same: to balance the necessity of rent restrictions derived from modest local incomes with the practical cost of providing safe, decent, and affordable housing to those who need it most.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This Housing Market Analysis provides an in-depth evaluation of housing conditions throughout the City of Springfield. This analysis includes an assessment of the age, condition, and occupancy status of the city's housing stock, with a focus on identifying deficiencies that impact habitability and affordability. In accordance with HUD guidance, the City defines "standard condition" and "substandard condition but suitable for rehabilitation" using local building codes and feasibility benchmarks. The data highlights the extent of housing challenges faced by Springfield residents—particularly renters, low- and moderate-income families, and those living in older or deteriorated housing. The analysis also addresses the prevalence of lead-based paint hazards, the rehabilitation potential of vacant and abandoned properties, and the urgent need for strategic reinvestment in both owner-occupied and rental housing.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition: A housing unit is considered to be in standard condition when it complies with all applicable local building codes and ordinances, ensuring it is structurally sound, safe, and habitable without any significant defects or deficiencies.

Substandard Condition but Suitable for Rehabilitation: A housing unit falls under this category when it does not meet the criteria for standard condition due to violations of local building codes or the presence of defects that affect its safety, structural integrity, or habitability. However, these deficiencies are such that the unit remains structurally sound and can be brought up to standard condition through cost-effective repairs and renovations.

In Springfield, the assessment of a property's condition is guided by the City's adopted building codes, which currently includes the International Building Code 2018 and other related codes. A unit that fails to meet these standards is considered substandard. However, if the necessary repairs are economically feasible, meaning the cost of rehabilitation is reasonable relative to the value of the property and less than the cost of replacement, the unit is deemed suitable for rehabilitation.

This approach aligns with HUD's guidance, which allows jurisdictions to define "standard condition" and "substandard condition but suitable for rehabilitation" within their consolidated plans. By adopting these definitions, Springfield ensures that housing units requiring attention are accurately identified and that resources are allocated effectively to maintain and improve the quality of housing within the community.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,775	17%	21,060	47%
With two selected Conditions	80	0%	1,150	3%
With three selected Conditions	0	0%	75	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	27,225	82%	22,665	50%
Total	33,080	99 %	44,950	100 %

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,085	9%	8,375	19%
1980-1999	8,395	25%	14,475	32%
1950-1979	15,430	47%	16,225	36%
Before 1950	6,175	19%	5,880	13%
Total	33,085	100 %	44,955	100 %

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	21,605	65%	22,105	49%
Housing Units build before 1980 with children present	3,735	11%	1,345	3%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	5,500	500	6,000
Abandoned Vacant Units	50	50	100
REO Properties	40	10	50
Abandoned REO Properties	6	4	10

Table 36 - Vacant Units

Alternate Data Source Name:

American Community Survey (ACS) 5-Year Estimates

Data Source Comments:

Vacant housing in Springfield totals approximately 6,000 units, based on ACS estimates and local housing studies. The majority (~5,500) are suitable for rehabilitation, while about 500 are likely beyond repair due to age, deterioration, or structural issues. Abandoned vacant units, identified through the City's 2023 Housing Study and code enforcement data, total an estimated 400. Of these, 350 are deemed suitable for rehab and 50 not suitable, based on the presence of chronic code violations, long-term utility shutoffs, and physical conditions. Springfield has an estimated 50 residential REO (bank-owned) properties, as identified through local foreclosure listings and statewide data from ATTOM and Realtor.com. Approximately 40 of these are suitable for rehab, and 10 are not. Abandoned REO properties 2025 Q1 data and Missouri's relatively low foreclosure activity, an estimated 10 abandoned REOs exist locally, with about 6 suitable for rehab and 4 not. Data sources included the City's Housing Study (2023), Springfield BDS nuisance property reports, Greene County tax sale records, Zillow and Realtor.com foreclosure listings, ATTOM Data Solutions, and HUD-USPS Vacancy Data.

Need for Owner and Rental Rehabilitation

The housing market analysis for Springfield reveals a significant need for both owner-occupied and rental housing rehabilitation. According to 2016-2020 American Community Survey (ACS) data, approximately 17% of owner-occupied units and nearly half (47%) of renter-occupied units exhibit at least one housing condition issue. While most owner-occupied homes (82%) report no housing deficiencies, the high percentage of rental units with at least one condition concern underscores the urgency for rehabilitation efforts, particularly for low-income renters who may have limited options for alternative housing.

The age of Springfield's housing stock further highlights the need for intervention. A substantial portion of the housing in the city was built before 1980, with 66% of owner-occupied units and 49% of renter-occupied units falling into this category. Additionally, a significant number of homes—19% of owner-occupied units and 13% of rental units—were constructed before 1950. As homes age, they often require substantial updates to meet modern safety and livability standards. Common concerns include outdated electrical and plumbing systems, deteriorating roofs, and the presence of lead-based paint, which is especially concerning families with young children. Springfield's data suggests that approximately 3,735 pre-1980 owner-occupied units and 1,345 pre-1980 rental units house children, elevating the need for lead hazard remediation.

Recent analysis of vacant and abandoned residential properties confirms additional opportunities and challenges. Based on local data and national reporting, Springfield has an estimated 6,000 vacant housing units, the majority of which (~5,500) are suitable for rehabilitation. Among approximately 400 abandoned vacant units, around 350 are potentially rehab-ready while 50 are likely beyond repair. The city also has an estimated 50 Real Estate Owned (REO) properties, most of which (about 40) are viable for rehabilitation. A smaller subset of REOs—approximately 10—are classified as abandoned, with about six considered suitable for rehabilitation. These properties, while often presenting safety or maintenance issues, also represent strategic opportunities for preserving and expanding affordable housing options through reinvestment.

To address these issues, Springfield has implemented the Homeowner Emergency Loan Program (HELP). HELP provides zero-interest, forgivable loans to income-qualified homeowners for critical home repairs,

such as addressing structural issues or major system failures. The program is a partnership between the City of Springfield and organizations like Catholic Charities of Southern Missouri, the Drew Lewis Foundation, Habitat for Humanity, and Ozarks Area Community Action Corporation (OACAC). Eligibility requires the property to be owner-occupied and located within the CDBG-eligible area.

The data clearly indicates a growing need for rehabilitation efforts, particularly among renter-occupied units and older housing stock. Investments in rehabilitation programs not only improve housing quality but also contribute to neighborhood stabilization, ensuring that all Springfield residents have access to safe and habitable homes. As the city continues to develop its housing policies, prioritizing funding for rehabilitation and preservation will be essential in meeting the long-term housing needs of the community.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Based on the data from Table 39, a significant portion of Springfield's housing stock was built before 1980, with 21,605 owner-occupied units (65%) and 22,105 renter-occupied units (49%) falling within this category. Given that lead-based paint was commonly used in residential construction prior to its federal ban in 1978, homes built before this period present a potential hazard, particularly for families with young children.

The data further indicates that an estimated 3,735 owner-occupied units and 1,345 renter-occupied units built before 1980 house children. The presence of children in these units increases the risk associated with lead exposure, as young children are particularly vulnerable to the harmful effects of lead poisoning. Exposure to deteriorating lead-based paint or lead dust in these homes can contribute to serious health complications, including developmental delays and neurological damage.

Low- and moderate-income families are disproportionately impacted by lead-based paint hazards, as they are more likely to reside in older housing stock where deferred maintenance may have allowed lead hazards to persist. Estimating the number of housing units occupied by low- or moderate-income families with lead-based paint hazards requires an assessment of the proportion of pre-1980 housing units occupied by households earning at or below 80% of the area median income. Given that a substantial percentage of Springfield's rental housing was constructed before 1980 and considering that renters are more likely to be low-income compared to homeowners, it is reasonable to infer that many of these units pose a risk to vulnerable populations.

The need to address lead-based paint hazards remains a critical component of Springfield's housing strategy, particularly in ensuring that low-income families have access to safe and healthy living conditions. Rehabilitation efforts targeting pre-1980 housing, combined with public health initiatives aimed at lead hazard education and mitigation, are essential to reducing risks associated with lead-based paint exposure. Continued investment in lead remediation programs and enforcement of housing

quality standards will play a crucial role in protecting the well-being of Springfield's most vulnerable residents.

To address these concerns, the City's Planning & Development Department has explored the potential of applying for HUD's Lead-Based Paint Hazard Reduction (LBPHR) Grant Program and Healthy Homes Program to support lead hazard control efforts. The LBPHR Grant Program provides funding to state and local governments for identifying and remediating lead-based paint hazards in low-income housing, particularly in units occupied by families with children. The Healthy Homes Program expands on this effort by addressing additional housing-related health and safety hazards beyond lead exposure, ensuring comprehensive improvements to indoor environmental conditions. Successfully securing and implementing these grants would require a collaborative effort between the Planning & Development Department and the Springfield-Greene County Health Department. This partnership would facilitate the identification of high-risk properties, outreach to affected households, and the coordination of lead hazard control measures. By leveraging these federal resources, the City could enhance its ability to reduce lead exposure risks, particularly in older housing units occupied by low- and moderate-income families.

Discussion

Springfield's housing stock reflects its historic development, with a large share of units built before 1980, contributing to ongoing affordability, maintenance, and health challenges. According to 2016-2020 ACS and CHAS data, 65% of owner-occupied units (21,605 homes) and 49% of renter-occupied units (22,105 homes) were constructed before 1980. This aging stock presents substantial condition concerns: 17% of owner-occupied and 47% of renter-occupied units report at least one housing problem such as overcrowding, cost burden, or lacking complete kitchen/plumbing facilities. Renters, in particular, face higher levels of substandard conditions, with 3% of renter units reporting two or more problems.

The city's 2020 windshield survey found 21% of homes in fair or poor condition, reflecting long-term disinvestment in older neighborhoods. Rental units built between 1950 and 1979 (36% of the rental stock) often require significant rehabilitation, while 47% of owner-occupied units fall in the same construction period. Lead-based paint hazards further complicate conditions: 3,735 owner and 1,345 renter units built before 1980 house children, placing these households at risk of lead exposure. Low- and moderate-income families, disproportionately housed in older stock, face the highest risk. The City is pursuing HUD's Lead-Based Paint Hazard Reduction and Healthy Homes grants, in partnership with the Springfield-Greene County Health Department, to address these risks through hazard control and remediation.

Vacant housing presents both challenges and opportunities. Springfield has approximately 6,000 vacant units, with about 5,500 suitable for rehabilitation and 500 likely beyond repair. An estimated 400 abandoned vacant units exist, with 350 suitable for rehab. Additionally, about 50 residential REO (bank-owned) properties were identified, 40 of which are suitable for rehabilitation. Of these, 10 are

abandoned REOs, with six suitable for rehab. This inventory of vacant properties, while reflecting disinvestment, also offers a pathway to expand affordable housing through targeted reinvestment.

The City defines “standard condition” housing as units compliant with local building codes, structurally sound, and habitable. Units classified as “substandard but suitable for rehabilitation” fail to meet these standards but remain structurally sound and can be brought up to code through cost-effective repairs. This definition aligns with HUD guidance, ensuring that limited resources focus on units where rehabilitation is feasible.

Given Springfield’s aging housing stock and persistent affordability issues, there is a clear need for both owner-occupied and rental rehabilitation, especially for low- and moderate-income households. Addressing substandard conditions, lead hazards, and vacancy through targeted rehabilitation remains central to Springfield’s strategy for preserving affordable housing and improving neighborhood quality. The City will continue leveraging local code enforcement, housing assistance programs, and potential federal funding to improve housing safety and stability, with a focus on vulnerable populations, including families with children, renters, and those in older, deteriorated housing.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the City of Springfield has identified rehabilitation of existing rental units as a high priority need. There is a need for quality affordable housing, defined as decent, safe, and sanitary, for families of low- and moderate-income in Springfield.

HAS also realizes and has identified in the City's Forward SGF Plan a need for providing additional affordable housing to the community as well as a need for improving the management of multiple rental unit types through landlord training programs, home maintenance education for renters of all Area Median Incomes. HAS participates in local Landlord Educational committees and various other programs that are designed to improve the much-needed services to local renters.

The current HAS Plan outlines the maintenance and rehabilitation needs of existing properties and continued development of new affordable housing properties. Currently the Housing Authority of Springfield has a two-year waiting list for rental assistance and the need continues to grow.

The Housing Authority of Springfield has been approved to participate in HUD's RAD (Rental Assistance Demonstration) program with the U.S. Department of Housing and Urban Development to convert all its Public Housing Portfolio to a Project-Based Section 8 program. The Housing Authority has a development partnership contract and is applying for both Federal and State Tax-Credits to rehab, restructure and increase the number of units of affordable housing and increase those that are suitable for disabled person(s). The Housing Authority currently has a three-year waiting list on Housing Choice Voucher programs.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	454	1,108	292	816	86	140	0

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Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of accessible units			0						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

Housing Authority of the City of Springfield

Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Public Housing Authority has possession of 4 housing towers that make up a total of 454 units. All buildings owned by the Housing Authority are substantially aged and in need of repair above and beyond general maintenance resulting in the need for substantial capital investment and long-term revitalization planning to ensure continued habitability and compliance with modern housing standards. The physical condition of each facility is detailed below along with the revitalization needs.

Public Housing Condition

Public Housing Development	Average Inspection Score
Stillwell Columns Apartments & Heritage Towers	96
South Tower	91
Madison Towers	98

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Due to their age, HAS properties require constant repair and updating to meet the needs of the families residing in them. Conditions of the facilities are assessed, and improvements are planned for in the 5-Year Plan and Annual Plan of HAS. Capital Program Funds are used to make updates and repairs from these plans needed. The average cost of annual physical improvements is \$900,000 to \$1,000,000 per year. The summary below identifies some of the major needs for each facility; all the facilities will also require regular maintenance items depending on turnover conditions such as flooring, energy-efficient appliances, furniture, parking lot repairs, health & safety equipment replacement, etc.

MO-058-002 Heritage Tower - Nine-story high-rise apartment building with 98 apartments and community space on the ground floor. The property has been in operation since 1970. New energy-efficient boilers and chillers will need replacement in the next few years.

MO-058-003 Madison Tower - Eleven-story apartment building with 130 apartments, administrative offices, and community space on the ground floor. The property has been in operation since 1972. Plumbing upgrades, new chillers, flooring, roofing, and boilers will be needed in the next few years.

MO-058-007 South Tower - Eight-story high-rise apartment building with 84 apartments and community space on the ground floor. The property has been in operation since 1972. Major system needs include new boilers, roofing, chiller, and flooring.

MO-058-011A Stillwell Columns - Nine-story high-rise apartment building with 142 apartments and community space on the ground floor. The property has been in operation since 1982. Major system needs include new energy-efficient boilers, chillers, gas generator, and roof.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority staff provides multiple forms of assistance to residents besides just facility maintenance. These are programs that promote residents in the physical assets, as well as Housing Choice Voucher recipients. To assist in expanding the choices for Housing Choice Voucher applicants, they provide landlord training programs to facilitate the acceptance by additional landlords and to expedite the processing of housing applications for vacancies. They provide classes in rental housing

maintenance and living skills to all residents. Additionally, residents participate in resident council meetings to foster community allegiance and support improvement of living standards for all residents. The RAD program will definitely have a positive impact on the lives of our residents and applicants through providing newer and safer units. Improving their living environment as well as allowing other services to be on site.

Discussion:

HAS currently has 454 Public Housing units and 1108 Housing Choice Tenant and Project Based Vouchers. The number of requests for all assistance continues to grow as HAS responds to the needs of the community. HAS consistently collaborates with other community agencies in the Springfield community recognizing that affordable housing is a badly needed resource that is required by most of their existing clients. The Housing Authority has an approximate waiting time of three-years waiting list for the HCV program, as well as the HCV Project Based program and Public Housing. The HAS Strategic plan includes a goal of expanding the portfolio to include additional affordable housing to meet the increasing needs of the families in our community.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

As the largest city in Greene County and the metropolitan area, Springfield has a proportionally larger population of homeless individuals and families than any other part of metropolitan area. As such, Springfield has developed a strong network of housing and programs that serve individuals and families experiencing homelessness. The City has developed and maintained the local Coordinated Entry System (One Door) for several years. One Door streamlines access to the homeless service system by providing one entry point for all services and ensures client choice.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	158	4	10	259	0
Households with Only Adults	162	228	8	279	0
Chronically Homeless Households	0	0	0	197	0
Veterans	0	5	0	191	0
Unaccompanied Youth	0	8	0	11	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2024 Housing Inventory Chart (HDX 2.0)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

As the largest healthcare center in Southwest Missouri with two major hospitals, Springfield continues to provide assistance to all types of cases including both mental and physical treatment facilities. Private mental healthcare providers and several non-profit organizations for the disabled operate out of Springfield as their hub for a multi-county area. The O'Reilly Center for Hope provides one-stop intake services for homeless or about-to-be homeless with on-location assessments. Additionally, the O'Reilly Center for Hope has various agencies on site including Workforce Development, Legal Services of Southern Missouri, Habitat for Humanity, Catholic Charities of Southern Missouri, Veterans Administration, MSU Care Clinic, Springfield Community Land Trust, and others. The Missouri Job Center is a City department that also serves as the local employment center by providing job training and creating employment opportunities for low-income persons. Through this cooperative arrangement, each agency can assess needs quickly and make prompt referrals to the right places. Additionally, several State agencies have local representatives for mental health, job placement, and social security type assistance all within a bus ride.

The City of Springfield serves as Lead Agency for the Ozarks Alliance to End Homelessness, which serves as the regional planning body for homeless services and funding for three counties. This group is tasked with ensuring homelessness is rare, brief, and one-time for any individual or family that experiences it in our community.

The Ozarks Alliance to End Homelessness coordinates a monthly outreach event for individuals experiencing homelessness – Day of Hope.

The following services were offered at Day of Hope events in 2023:

- Photo ID & Birth Certificate Assistance
- Vision screening and prescription lenses
- Connections to health care – Missouri State University (MSU) Care
- Immunizations – Flu and Hep C
- Rapid HIV testing through AIDS Project of the Ozarks (APO)
- Missouri Job Center

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Kitchen, Inc. (TKI) - TKI operates several successful facilities and provides many services for homeless families and individuals. Housing programs include Permanent Supportive Housing for Veterans and for the chronic homeless and Rapid Rehousing for youth and families programs. They also

facilitate the SSVF program for the City's geographic area. Through their Beacon Village facilities, TKI provides decent, safe, and affordable permanent supportive housing for those in transition from homelessness. TKI operates the largest emergency shelter in our community which serves individuals and families. TKI also operates Rare Breed. Rare Breed offers a free youth outreach program for unaccompanied Youth ages 13 - 20. Rare Breed also offers a Transitional Living Program (TLP) for Youth that provides longer-term housing to homeless youth.

Department of Mental Health Permanent Supportive Housing - Provides housing assistance and housing resources to persons and families with disabilities and special needs. The DMH coordinates both state and federal funds to provide direct rental assistance to individuals and families with mental illness, substance use disorders, developmental disabilities, and HIV/AIDS who are homeless or experiencing housing crisis.

Harbor House (Chronic Men) - Long term faith-based addiction recovery program for men. Men in this program maintain sobriety, work towards a college education, enter the workforce, receive counseling, drug and alcohol rehabilitation, and more. Participants stay anywhere from 6 months to 1 year.

Safe to Sleep (Women) - An overnight shelter providing a safe place for women who have no place to sleep under a partnership among Council of Churches, The Kitchen, One Door, and many local churches.

Victory Square – (Men) - Provides homeless men with housing and support services. They receive a bed to sleep on, meals, and healthcare services. Victory Square offers free lodging for 30 to 90 days and/or unlimited stay in 4-8 men bedrooms for a small nightly fee and/or lodging for Victory Trade School students.

Harmony House – (Domestic Abuse) - Provides safe and secure emergency housing to families escaping domestic violence, case management, advocacy, and other supportive services.

LifeHouse Crisis Maternity Home - Offers sanctuary for the unborn and a haven where the bonding mother and baby can reside for up to 12 months after delivery, as the mother works toward self-sufficiency and permanent housing. LifeHouse has a perpetual education program that is customized for each expectant mother according to her individual needs.

Salvation Army Family Enrichment Center - This long-term intervention program provides a nurturing and safe place for families that are homeless.

Springfield Public Schools- Office of Students in Transition - This office includes the District's Homeless Liaison and 3 social workers. The district received McKinney-Vento funding 3 years ago to support these efforts.

VASH Vouchers - The HUD-VASH Program combines the HUD Housing Choice Voucher (HCV) rental assistance for homeless veterans and their families with case management and clinical services provided by the VA. The Housing Authority of Springfield facilitates 76 vouchers.

KVC Missouri - Local RHY Center that offers emergency shelter for youth, support services, and multiple housing programs funded through HUD CoC and ESG grants.

FosterAdopt Connect – Local youth drop-in center, YouthConnect Center, offers emergency shelter for youth, supportive services, and a HUD CoC TH-RRH grant.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Numerous agencies within the Springfield community collaborate to provide special needs facilities and services. These partnerships ensure that vulnerable populations have access to supportive housing and necessary services, even in the face of funding challenges. The Consolidated Plan plays a key role in identifying gaps, prioritizing funding, and coordinating efforts to address the needs of individuals with severe mental illnesses, developmental disabilities, physical disabilities, substance use disorders, HIV/AIDS, and other special needs.

The City of Springfield remains committed to using available funding to provide housing case management, affordable housing options, assistance with accessing mainstream benefits, comprehensive healthcare, transportation, and other supportive services. Through local partnerships, Springfield works to improve outcomes for these populations, ensuring stable housing as a foundation for health, employment, and overall quality of life.

There are several community agencies that offer intermediate care facilities, development centers, and housing assistance to prevent homelessness after discharge from mental health institutions. In addition, the Ozarks Alliance to End Homelessness (OAEH) Executive Board (local Continuum of Care) has adopted the Governor's Committee to End Homelessness Discharge Policy. This Discharge Policy requires institutions and systems to ensure housing for a patient prior to discharge.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

When describing the supportive housing needs for special populations, it's important to consider the challenges each group faces and how housing and services can be tailored to meet those needs.

Elderly & Frail Elderly - Elderly individuals often require housing that is accessible and adaptable to physical limitations. This includes features like grab bars, wheelchair ramps, and emergency response systems. Frail elderly individuals, who may have significant health issues, need even more specialized housing, often in assisted living facilities or nursing homes, where they can receive 24/7 care, including help with daily activities such as bathing, dressing, and medication management. In-home healthcare, transportation services, meal delivery, social engagement programs, and care coordination are essential to maintain their independence and quality of life.

Persons with Disabilities (Mental, Physical, Developmental) - Persons with physical disabilities require barrier-free environments with accessible features like wide doorways, roll-in showers, and kitchen adaptations. Those with mental or developmental disabilities may benefit from supportive housing that

includes on-site or nearby services such as case management, vocational training, and counseling. Persons with Disabilities may also require services. Services could include mental health care, substance abuse treatment, job training, life skills education, and supportive employment opportunities. For developmental disabilities, personalized care plans and 24/7 supervision might be necessary.

Persons with Alcohol or Other Drug Addictions - Stable housing is crucial for individuals recovering from substance use disorders. Transitional or permanent supportive housing environments where residents can access ongoing treatment and support are vital. These environments should be substance-free and include programs that help prevent relapse. Integrated treatment services, including counseling, peer support groups, detoxification programs, and case management, are essential. Access to medical care and job training can also aid in long-term recovery.

Persons with HIV/AIDS & Their Families - Individuals living with HIV/AIDS require housing that is safe, stable, and supportive, with access to medical care and services that help manage their condition. Housing needs to be close to healthcare providers and should include support for family members as well. Services should include case management, medical care coordination, mental health services, nutritional support, and transportation to medical appointments. Educational programs to reduce stigma and increase awareness are also important.

Public Housing Residents - Public housing residents may include individuals and families with low incomes, the elderly, and persons with disabilities. These populations often require additional support to maintain housing stability and improve their quality of life. Resident services might include job training, financial literacy programs, youth services, health screenings, and community activities. Enhanced security measures and property maintenance are also critical.

Other Special Needs Populations - This category can include veterans, victims of domestic violence, and homeless individuals or families. Each group has unique needs, such as transitional housing for veterans, safe houses for domestic violence survivors, and rapid rehousing for those experiencing homelessness. Tailored support services such as trauma-informed care, job placement, legal assistance, and specialized counseling are essential for these groups.

Each of these populations has distinct supportive housing needs that require a combination of accessible, affordable housing options, and comprehensive services to address their unique challenges. Meeting these needs helps improve the stability, health, and well-being of our most vulnerable residents.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

In December 2018, the Springfield VA Clinic began operations at 1850 W. Republic Road, providing veterans with comprehensive services such as primary care, mental health support, dental care, lab work, and radiology.

The City partners with the Ozarks Alliance to End Homelessness (OAEH) to host the Day of Hope, a monthly event aimed at replacing the former HOPE Connection and Veteran's Stand Down events. These initiatives provide essential services, including housing resources, health screenings, employment assistance, and access to basic necessities like food, clothing, and hygiene products. In 2024, the Day of Hope served 480 individuals, underscoring its vital role in fostering stability for participants.

Springfield offers various resources to support individuals transitioning from mental and physical health institutions:

1. empower: abilities (formerly Southwest Center for Independent Living) provides advocacy, support, and housing assistance, enabling individuals with disabilities to reintegrate into the community.
2. The Kitchen, Inc. operates permanent supportive housing programs, such as Home at Last, addressing homelessness among individuals and families, particularly those facing mental or physical health challenges.
3. Oxford Houses offers self-managed, drug-free housing for those recovering from substance use disorders and co-occurring mental health conditions, fostering a supportive living environment.
4. Straight Street, Inc. provides recovery housing accredited by the National Alliance of Recovery Residences, with peer-led housing, relapse prevention, recovery coaching, and job training.
5. Victory Mission's Restoration Program combines housing, recovery, and life skills training in a 12–18-month program tailored for individuals overcoming addiction.
6. Burrell Behavioral Health collaborates with housing programs to integrate mental health and substance use treatment services, ensuring continuity of care for individuals transitioning from treatment facilities.

The OAEH Executive Board has adopted the Governor's Committee to End Homelessness statewide discharge policy, which aims to prevent individuals from being discharged into homelessness. Key elements of the policy include:

- Developing individual discharge plans involving clients.
- Utilizing the Homeless Management Information System (HMIS) for streamlined communication and resource sharing, except for domestic violence agencies.

- Integrating community resources to avoid duplication of services.
- Promoting collaboration among Continuums of Care (CoCs), Coordinated Entry Systems (CES), and partner agencies.

Additionally, all HUD-funded agencies must comply with Violence Against Women Act (VAWA) protections to prevent discrimination against victims of domestic violence, sexual assault, dating violence, and stalking.

Through strategic partnerships, targeted discharge policies, and comprehensive housing programs, Springfield provides a robust support system for individuals transitioning from health institutions, ensuring access to resources that promote long-term stability and successful reintegration into the community.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In Program Year 2025, the City will implement a coordinated set of activities to address the housing and supportive service needs of non-homeless residents with special needs, including elderly individuals, persons with disabilities, domestic violence survivors, and persons living with HIV/AIDS. These efforts align with the FY2025 Annual Action Plan goals and are designed to promote long-term housing stability, accessibility, and well-being.

1. Homeowner Emergency Loan Program (HELP)

Through CDBG funding, the City will continue offering forgivable loans of up to \$15,000 to low-income homeowners for emergency repairs, lead hazard abatement, and accessibility improvements such as ramps and walk-in showers. This program helps elderly residents and individuals with disabilities remain in their homes safely and independently. In FY2025, approximately 25 households are expected to be assisted, directly advancing the City's goal to preserve and improve existing affordable housing.

2. Affordable Rental Housing Production and Rehabilitation

Using HOME and CHDO set-aside funds, the City plans to support the development of 11 new rental units designed to meet accessibility standards, along with the rehabilitation of 4 existing units to improve habitability and address the needs of residents with mobility or sensory impairments. These efforts contribute to the City's goal of expanding the supply of affordable, accessible rental housing options.

3. Down Payment Assistance

The City will provide financial assistance to help income-eligible first-time homebuyers, including individuals with disabilities or caregiving responsibilities achieve homeownership. This initiative is

expected to assist 11 households in FY2025 and supports the goal of increasing homeownership opportunities for low- and moderate-income residents.

4. Lead-Safe and Healthy Homes Initiative

To improve the safety of older housing stock, the City will continue incorporating lead-based paint inspections and remediation into rehabilitation and repair programs. This proactive approach benefits households with young children, seniors, and medically vulnerable residents, while supporting multiple housing goals related to health and safety.

5. Supportive Services for Special Needs Populations

The City will allocate up to 15% of its CDBG entitlement toward public service activities delivered by nonprofit agencies, many of which serve residents with special needs. These services may include transportation assistance, case management, housing stabilization, utility-deposit support, and behavioral health services. Agencies are selected through a competitive Notice of Funding Opportunity (NOFO) process. In FY2025, these investments are expected to assist approximately 3,800 individuals and directly support the City's goal to enhance access to supportive services.

Together, these initiatives ensure that households with special needs, though not experiencing homelessness, have access to safe, affordable housing and critical services that support independence and stability. Each activity is linked to one or more of the City's HUD performance goals and will be measured through quantifiable outcomes reported in the CAPER. These efforts represent a comprehensive and proactive strategy to address the diverse housing and service needs of Springfield residents.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Subject to HUD's 15% cap on CDBG Public Service expenditures, the City of Springfield annually allocates grant funding to nonprofit agencies through a competitive funding process. If an eligible application is received, the City may fund programs that deliver supportive services to individuals with special needs, including the elderly and persons with disabilities. These grants help maintain housing stability, promote independence, and improve quality of life for these populations.

To further address housing and supportive service needs, the City may provide CDBG and HOME-funded loans to nonprofit organizations for facility rehabilitation. Such funds would support essential upgrades and improvements to facilities that provide critical services, such as housing assistance, accessibility modifications, and emergency shelter for survivors of domestic violence and other vulnerable populations.

These initiatives align with the City's one-year goals by directing resources toward expanding access to supportive services, enhancing housing stability, and strengthening the capacity of organizations that serve individuals with special needs.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's Analysis of Impediments (AI) identifies longstanding regulatory and infrastructure barriers that increase development costs, limit the availability of affordable housing, and slow residential investment. While the City adopted a new Land Development Code (LDC) in 2025, it will not take effect until the new Zoning Map is finalized and adopted in 2026. Several challenges will remain unless additional reforms occur.

Much of Springfield's residential land is zoned for low-density single-family housing, restricting opportunities for "missing-middle" options critical to affordability. Multifamily development, outside designated corridors, often requires conditional use permits, introducing delays, legal uncertainty, and financing risks that increase housing costs. Group homes are still subject to a quarter-mile separation rule, limiting the equitable siting of supportive housing.

Policies requiring full up-front payment for infrastructure extensions, including water and sewer lines, further elevate development costs. Builders report these fees can add \$8,000 to \$10,000 per unit, particularly impacting infill and affordable developments. Permit review timelines for multifamily projects frequently exceed 90 to 120 days despite a 60-day target, driving up holding costs. Additional regulatory requirements, such as sprinklers for buildings with 12 or more units, further increase expenses. The absence of a local housing trust fund or dedicated affordable housing incentives restricts the City's ability to fill financing gaps, forcing heavy reliance on limited federal programs like CDBG, HOME, and LIHTC.

Once fully implemented alongside the new Zoning Map, the LDC is expected to modernize the City's regulatory environment. It will introduce mixed-density residential districts permitting duplexes, townhomes, cottage courts, and multifamily housing up to 40 units per acre by right. ADUs will also be permitted on standard lots, and a framework for cluster and small-format housing will encourage more flexible development patterns. Streamlined parking waivers, a shared parking schedule, and consolidation of zoning districts aim to accelerate project approvals. The updated zoning map, aligned with Forward SGF, will prioritize higher-intensity housing near transit corridors, expanding affordable and workforce housing opportunities.

However, several barriers will persist. Multifamily developments will still require discretionary approvals in many commercial areas, maintaining higher development risk and cost. Group home separation rules and shelter capacity limits are carried forward. ADUs on lots under 6,000 square feet will continue to face added permitting and parking requirements unless waived. Additionally, the City's affordable housing density bonus remains outdated and has not been recalibrated to reflect modern development economics. Without a local funding mechanism, many affordable projects will continue to face financing gaps.

Until 2026, Springfield’s legacy zoning and development policies will constrain the production of affordable housing. While the 2025 adoption of the LDC lays a solid foundation for reform, further action will be needed. Priority next steps include allowing multifamily by right in more commercial mixed-use districts, revising group home and shelter regulations, expanding ADU eligibility, modernizing density bonus provisions, and establishing local tools such as a housing trust fund or targeted tax abatements.

Through these refinements, Springfield can build upon the momentum of the LDC to create a more inclusive, resilient housing market that meets the needs of households across all income levels.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Springfield serves as a regional economic hub anchored by a diverse employment base, including healthcare, retail, education, manufacturing, and hospitality. The City's economic development strategy is guided by the Forward SGF Comprehensive Plan and supported by strong regional partnerships that emphasize balanced growth, resilience, and workforce alignment with high-demand industries. According to the U.S. Bureau of Economic Analysis (BEA), the Gross Domestic Product (GDP) for the Springfield, Missouri Metropolitan Statistical Area (MSA) reached approximately \$21.8 billion in 2021, measured in chained 2017 dollars. This accounted for roughly 6.1% of Missouri's total real GDP. Springfield's labor force development, infrastructure investments, and educational initiatives reflect the City's commitment to reducing disparities, expanding opportunity, and building a more inclusive and future-ready economy.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	208	145	0	0	0
Arts, Entertainment, Accommodations	9,601	16,713	16	13	-3
Construction	2,598	4,700	4	4	0
Education and Health Care Services	13,997	35,209	23	27	4
Finance, Insurance, and Real Estate	4,093	9,216	7	7	0
Information	1,486	3,545	2	3	1
Manufacturing	5,187	11,570	9	9	0
Other Services	2,142	4,178	4	3	-1
Professional, Scientific, Management Services	5,036	11,588	8	9	1
Public Administration	0	0	0	0	0
Retail Trade	8,531	17,689	14	13	-1
Transportation and Warehousing	3,423	8,526	6	6	0
Wholesale Trade	3,800	8,788	6	7	1
Total	60,102	131,867	--	--	--

Table 40 - Business Activity

Data 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	84,375
Civilian Employed Population 16 years and over	79,970
Unemployment Rate	5.21
Unemployment Rate for Ages 16-24	15.19
Unemployment Rate for Ages 25-65	3.24

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	16,580
Farming, fisheries and forestry occupations	3,735
Service	9,865
Sales and office	20,505
Construction, extraction, maintenance and repair	5,540
Production, transportation and material moving	4,445

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	63,118	85%
30-59 Minutes	9,286	13%
60 or More Minutes	1,720	2%
Total	74,124	100 %

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,585	420	3,445
High school graduate (includes equivalency)	13,890	810	7,450
Some college or Associate's degree	20,070	1,005	6,440
Bachelor's degree or higher	19,910	340	2,985

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	330	560	235	1,150	970
9th to 12th grade, no diploma	1,905	1,190	1,065	2,260	1,955
High school graduate, GED, or alternative	5,495	5,660	5,105	11,385	8,490
Some college, no degree	18,730	7,355	4,030	8,700	6,880
Associate's degree	2,280	2,820	1,580	3,040	1,080
Bachelor's degree	3,360	5,840	3,595	5,235	3,820
Graduate or professional degree	270	2,380	2,490	3,720	3,370

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,691
High school graduate (includes equivalency)	27,283
Some college or Associate's degree	29,972
Bachelor's degree	38,550
Graduate or professional degree	51,786

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table and recent data, the largest employment sectors in Springfield are Education and Health Care Services, which account for 27% of jobs, followed by Retail Trade and Arts, Entertainment, and Accommodations, each contributing 13%. Professional, Scientific, and Management Services, along with Manufacturing, also represent significant portions of the job market. Healthcare remains the most dominant sector, employing more than 13,000 individuals, bolstered by major institutions such as CoxHealth and Mercy Health System (Data USA). The presence of Missouri State University and Springfield Public Schools further highlights the importance of education to the local labor market.

Describe the workforce and infrastructure needs of the business community:

Despite a relatively low unemployment rate of 3.8% as of January 2025 (FRED), Springfield faces challenges in its workforce and infrastructure capacity. While the city maintains a stable labor force, disparities in educational attainment and skill alignment continue to limit upward mobility for some workers. Median hourly wages in the Springfield metropolitan area remain below the national average, at \$25.06 compared to \$31.48 (U.S. Bureau of Labor Statistics, May 2023). Employers report a continued need for skilled workers in healthcare, construction, logistics, and technology-related fields. Additionally, workforce accessibility is impacted by gaps in transportation, broadband availability, and affordable childcare options. Continued investment in public infrastructure such as broadband, transportation improvements, and housing is necessary to support workforce accessibility and business growth.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Several significant public and private sector investments are poised to shape Springfield's economy over the next five years, presenting both opportunities and challenges for workforce and infrastructure systems. The city continues to experience notable growth in the healthcare sector, with ongoing expansions by CoxHealth and Mercy projected to generate high-skill employment opportunities. Complementing this, the recent opening of the Robert W. Plaster Center for Advanced Manufacturing at Ozarks Technical Community College (OTC) enhances technical training in partnership with regional employers, bridging the gap between workforce skills and employer demand. The Forward SGF Comprehensive Plan further emphasizes strategic initiatives such as the development of neighborhood commercial nodes, corridor revitalization, and infill housing projects, all anticipated to drive job growth in construction, retail, and service industries.

In response to these evolving dynamics, the City has merged its Economic Vitality and Workforce Development Departments to enhance collaboration, coordination, and efficiency in addressing challenges and opportunities at the intersection of workforce and economic development. This integration is designed to foster a cohesive approach to sustainable economic growth and support a skilled, educated, and diverse workforce, in alignment with City Council priorities. The merger offers several advantages, including cost savings through the reduction of duplicative efforts, increased staff capacity and improved interdepartmental collaboration, and enhanced internal controls over grant management and public investment. It also positions the City to better leverage state and federal funding opportunities while strengthening its community presence and support for local businesses. These improvements are expected to aid in the attraction of new industries, as well as the retention and expansion of existing employers across key sectors.

Altogether, these developments underscore the urgent need for expanded workforce development programs, targeted business support services, and robust infrastructure improvements—particularly in affordable housing, transportation, and digital connectivity—to ensure Springfield can accommodate its evolving economic landscape and continue to thrive. While Springfield has strong broadband coverage citywide, ensuring equitable access remains a priority. Through SpringNet, the City has expanded fiber infrastructure and partnered with providers to improve affordability and access in underserved areas, as discussed in detail in Section MA-60 Broadband Needs for Housing. These efforts help support workforce participation, education, and economic opportunity across all neighborhoods.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Although Springfield has a well-educated workforce in some sectors, gaps persist between educational attainment and employer requirements. More than 50% of the employed population has some college experience or a postsecondary degree, but approximately 3,000 individuals in the labor force lack a high school diploma. This limits their access to high-wage jobs in healthcare, skilled trades, and advanced manufacturing. Median earnings increase significantly with educational attainment, from \$21,691 for those without a high school diploma to \$51,786 for those with a graduate or professional degree (ACS 2016-2020). Addressing these gaps through education and training will enhance workforce alignment and reduce barriers to employment.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce development efforts are being led by the Missouri Job Center and the Workforce Investment Board of Southwest Missouri, in coordination with institutions like Ozarks Technical Community College (OTC). OTC recently launched new programs, including a four-year respiratory therapy degree and expanded certifications in trades and advanced manufacturing. These programs are tailored to meet the needs of local employers and are complemented by initiatives such as Launch Missouri's Workforce,

which prepares high school students for career pathways in critical sectors. These efforts support the Consolidated Plan by improving economic self-sufficiency, reducing poverty, and fostering inclusive economic growth.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Springfield participates in a regional Comprehensive Economic Development Strategy (CEDS) through the Southwest Missouri Council of Governments (SMCOG), which serves as the federally designated Economic Development District (EDD) for the region. SMCOG maintains and updates a five-year CEDS that guides strategic economic development and infrastructure planning across Southwest Missouri, including Greene County and the City. While Springfield does not have a standalone CEDS, its planning efforts are closely aligned with the goals of the regional strategy. The City's Forward SGF Comprehensive Plan supports key CEDS objectives such as infrastructure modernization, talent development, inclusive growth, and neighborhood reinvestment. Initiatives like Restore SGF, corridor redevelopment, and mixed-use infill development directly contribute to job creation, revitalization of disinvested neighborhoods, and economic resilience. By actively collaborating with SMCOG and incorporating regional priorities into local planning, Springfield ensures its economic development strategies are consistent with both the Consolidated Plan and the broader regional vision for sustainable and equitable growth.

This partnership with the Southwest Missouri Council of Governments (SMCOG), through its Comprehensive Economic Development Strategy (CEDS), supports a broad range of regional priorities including infrastructure planning, workforce development, business retention and expansion, and economic diversification. The City of Springfield's Forward SGF Comprehensive Plan is directly aligned with these objectives, emphasizing sustainable development, strategic reinvestment in aging neighborhoods, and equitable economic growth.

Several economic development initiatives underway in Springfield reflect this alignment and can be closely coordinated with the Consolidated Plan. Restore SGF is a targeted neighborhood reinvestment initiative that encourages homeownership and housing rehabilitation in historic neighborhoods, helping to stabilize communities and increase owner-occupancy. Corridor redevelopment projects aim to revitalize key commercial corridors with infrastructure upgrades, streetscape enhancements, and mixed-use development opportunities—supporting both job creation and improved access to services.

Infill development is also a high priority under both Forward SGF and the Consolidated Plan. By utilizing underused and vacant parcels within the city's existing urban footprint, Springfield seeks to reduce development pressure on its edges, make efficient use of existing infrastructure, and create housing options near jobs, transit, and amenities.

In addition, Springfield's participation in regional efforts to expand workforce training, through institutions like Ozarks Technical Community College (OTC) and the Missouri Job Center, aligns with CEDS goals related to talent development. The recently opened Robert W. Plaster Center for Advanced Manufacturing is one such initiative, offering industry-responsive technical education to meet regional employer needs.

Finally, the City continues to coordinate closely with SMCOG and other regional partners to attract federal and state investment in broadband expansion, public transportation improvements, and green infrastructure, all of which are identified priorities in both the CEDS and the Consolidated Plan. Together, these initiatives demonstrate a comprehensive, coordinated approach to economic development that leverages local and regional assets while addressing long-standing disparities in investment, access, and opportunity.

Discussion

Springfield's economic development strategy demonstrates strong alignment between workforce needs, infrastructure investment, and regional collaboration. While employment opportunities are growing, the City continues to address challenges related to income disparities, labor market participation, and access to opportunity for underrepresented populations. These coordinated efforts help ensure that economic development benefits all residents and contributes to a more resilient and equitable community.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

In this context, “concentration” refers to census tracts where the percentage of households experiencing multiple housing problems exceeds the citywide average by 20% or more. Housing problems, as defined by the U.S. Department of Housing and Urban Development (HUD), include:

- Lack of complete kitchen facilities
- Lack of complete plumbing facilities
- Overcrowding (more than one person per room)
- Cost burden greater than 30% of household income

Analysis of Comprehensive Housing Affordability Strategy (CHAS) data for Springfield reveals that multiple housing problems are geographically concentrated in certain neighborhoods, particularly those with aging housing stock, a high percentage of renter-occupied units, and lower household incomes. These census tracts typically align with the City's designated target areas—communities that have been prioritized for revitalization based on socioeconomic indicators and increased calls for fire, police, and code enforcement services.

Households in these areas are disproportionately affected by severe cost burdens, overcrowding, and substandard housing conditions. The predominance of investor-owned and deteriorating rental housing, combined with low homeownership rates, further exacerbates instability. Additionally, these neighborhoods are often home to a high concentration of extremely low-income individuals, elderly residents, people with disabilities, and single-parent households—all populations that are particularly vulnerable to housing challenges.

Racial and ethnic minority households also experience disproportionate impacts, with poverty rates among Black (37.6%) and Hispanic (28.4%) residents far exceeding those of White households (17.2%), according to the most recent ACS data. These disparities are reflected in the geographic distribution of housing problems, where tracts with higher concentrations of minority residents frequently overlap with areas of multiple housing problems.

The City of Springfield recognizes these patterns and continues to prioritize its investments and interventions—such as affordable housing development, property rehabilitation, and neighborhood revitalization initiatives—in these concentrated areas. Strategies also include expanding supportive services and promoting universal design in both new and existing housing stock, particularly for individuals with disabilities and families at risk of homelessness.

By targeting resources in areas with high concentrations of housing problems, the City aims to promote long-term stability, reduce displacement, and improve the overall quality of life for residents who are most affected by systemic housing inequities.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In the context of this analysis, "concentration" refers to areas where the percentage of a specific racial or ethnic minority group or low-income households exceeds the citywide average by 20% or more. This definition is consistent with HUD's methodology for identifying areas of racial or ethnic concentration. HUD also defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population of 50 percent or more and a poverty rate greater than 40 percent.

According to the U.S. Census Bureau's American Community Survey (ACS) 2023 1-year estimates, Springfield's population is predominantly White (approximately 85.18%), with Black or African American residents comprising 4.27%, and other racial and ethnic minorities making up the remainder. While the city does not currently have any HUD-designated R/ECAPs, disparities in poverty rates and housing conditions indicate that certain populations—particularly Black and Hispanic households—experience disproportionate levels of economic hardship.

For example, recent ACS estimates show that the poverty rate for Black households in Springfield is approximately 37.6%, and 28.4% for Hispanic households, compared to 17.2% for White households. These disparities suggest the presence of localized concentrations of poverty among minority populations, even if they do not meet formal R/ECAP thresholds.

Although the City of Springfield does not contain any HUD-designated Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)—which are defined as census tracts with both a non-White population of 50 percent or more and a poverty rate exceeding 40 percent—recent ACS estimates reveal significant racial disparities in poverty rates. The poverty rate for Black households in Springfield is approximately 37.6%, and 28.4% for Hispanic households, compared to 17.2% for White households. These figures suggest that while no census tract meets HUD's formal R/ECAP thresholds, there are still localized concentrations of poverty among minority populations that warrant focused attention. Historically, the City has identified specific neighborhoods as target areas for revitalization and investment due to elevated poverty levels, aging housing stock, and higher demand for public safety and code enforcement services. However, more recent analysis indicates that poverty and housing challenges are not limited to these historically targeted areas but are increasingly dispersed throughout many census tracts citywide.

What are the characteristics of the market in these areas/neighborhoods?

Neighborhoods in Springfield with concentrated housing problems and higher proportions of low-income families tend to share several defining market characteristics. One of the most prominent is the age of the housing stock. Approximately 44% of homes were built between 1950 and 1970, and another 30% prior to 1940. As a result, many units require significant rehabilitation and ongoing maintenance. Although 77% of the city's housing is considered in good condition, about 21%, particularly in lower-income areas, are rated as fair or poor (Source: Springfield Housing Study).

These older homes often lack universal design features, posing accessibility challenges for Springfield's aging population and for the 14.7% of residents living with disabilities. This is especially concerning for renters and low-income households who may lack the resources for repairs or relocation.

While Springfield has a high occupancy rate of 97%, vacant residential lots remain scattered throughout many neighborhoods. These underutilized parcels represent opportunities for infill development and revitalization, particularly in disinvested areas. Despite Springfield's relatively low cost of living, housing affordability continues to be a challenge. A person earning minimum wage in Greene County must work roughly 68 hours per week to afford a modest two-bedroom rental at the fair-market rent of \$836 per month. This affordability gap is especially burdensome for single-person and extremely low-income households, many of whom are severely cost-burdened.

Roughly 47.21% of Springfield residents rent their homes or live in apartments, and the rental market in struggling neighborhoods is often dominated by older housing stock that may not meet modern quality standards. These areas are more likely to include investor-owned properties in poor condition, which have been linked to neighborhood decline and increased housing instability. This environment places vulnerable populations, including families with children, seniors, and individuals with disabilities—at greater risk of housing-related health and safety issues.

To address these challenges, the City is investing in housing rehabilitation, affordable housing construction, and stronger code enforcement. One major initiative is the planned implementation of a proactive rental inspection program to ensure that single-family and duplex rental properties meet minimum health and safety standards. Under this program, inspections would occur every five years or upon tenant turnover to help reduce substandard housing conditions citywide.

At the same time, expanding access to homeownership remains a critical strategy. The City continues to provide down payment assistance to eligible first-time homebuyers earning up to 80% of Area Median Income (AMI), in line with HUD requirements. In partnership with Restore SGF—a nonprofit housing initiative focused on revitalizing historic neighborhoods—the City is also supporting down payment assistance for households earning between 80% and 150% of AMI. Restore SGF offers grants of up to \$9,000, targeting neighborhoods with aging housing stock and lower homeownership rates, and has successfully leveraged substantial private investment. These combined efforts support housing stability,

increase owner occupancy, and contribute to long-term neighborhood reinvestment and revitalization across Springfield.

Are there any community assets in these areas/neighborhoods?

Neighborhoods in Springfield, particularly those facing concentrated housing challenges, possess several community assets that serve as foundations for revitalization and growth. The Forward SGF Comprehensive Plan emphasizes the importance of leveraging these assets to enhance neighborhood quality and resident well-being.

Neighborhood Commercial Hubs

Forward SGF, the City's Comprehensive Plan, promotes the development of neighborhood commercial hubs as focal points for community activity and economic growth. These hubs are designed to provide residents with convenient access to goods, services, and social interaction within their own neighborhoods, thereby enhancing the concept of "Complete Neighborhoods." The Plan outlines strategies for creating and expanding these hubs to stimulate local economies and foster vibrant community centers.

Parks and Recreational Facilities

Springfield boasts an extensive network of parks, trails, and open spaces that contribute to residents' quality of life. These amenities support physical activity, community gatherings, and environmental sustainability. The Forward SGF Plan highlights the city's commitment to connecting neighborhoods to these natural assets, promoting health and social interaction.

Educational Institutions

The presence of higher education institutions, such as Missouri State University, enriches the community by providing educational opportunities, cultural events, and economic benefits. These institutions serve as hubs for learning and engagement, fostering a vibrant community atmosphere.

Active Neighborhood Associations

Springfield's neighborhoods benefit from active neighborhood associations that foster community engagement and advocacy. These organizations play a crucial role in implementing initiatives like Restore SGF, which aims to encourage reinvestment and homeownership in Springfield's neighborhoods. By collaborating with residents, property owners, and the development community, these associations contribute to creating safe, livable, and vibrant neighborhoods.

Cultural and Historic Assets

Springfield's rich cultural and historic heritage adds unique character to its neighborhoods. Preserving and promoting historic sites and cultural events not only honors the city's past but also attracts tourism and fosters community pride. Forward SGF underscores the importance of integrating arts, culture, and historic preservation into neighborhood revitalization efforts.

By recognizing and building upon these assets, Springfield aims to implement strategies that address housing challenges while fostering vibrant, resilient, and inclusive neighborhoods.

Are there other strategic opportunities in any of these areas?

The Forward SGF Comprehensive Plan outlines several strategic opportunities to address housing challenges and promote equitable development in Springfield's neighborhoods. These initiatives focus on reinvestment, connectivity, sustainability, and inclusive growth.

1. **Restore SGF – Neighborhood Revitalization** - Restore SGF is a local initiative that promotes reinvestment and homeownership in Springfield's historic neighborhoods. It acts as a central resource for incentives and loan programs, partnering with real estate and banking institutions to provide affordable financing. The City supports Restore SGF to connect residents, neighborhood associations, and stakeholders with tools for revitalization.
2. **Place-Based Approach** - Forward SGF promotes a shift from traditional zoning to a place-based model focused on the design and character of spaces. The plan emphasizes creating "Complete Neighborhoods" where residents can access daily amenities within a 15-minute walk, encouraging vibrant, walkable communities.
3. **Community Development Code Update** - To align with Forward SGF's goals, the City completed a comprehensive overhaul of its Land Development Code. Adopted by City Council on March 24, 2025, the new code introduces flexible, modern zoning standards, a design-focused regulatory framework, broader allowances for accessory dwelling units, and simplified subdivision procedures. While adopted, the code will not become effective until the updated zoning map is finalized—anticipated in 2026. In the interim, staff are refining provisions and engaging the public. Once implemented, the code will remove regulatory barriers to affordable and diverse housing.
4. **UnGap the Map** - This initiative aims to expand and connect Springfield's trail and greenway network. Enhancing pedestrian and bicycle infrastructure supports sustainable transportation, health, and accessibility, while improving neighborhood connectivity.
5. **Corridor Improvements** - The City plans targeted improvements along major corridors to stimulate economic development, improve aesthetics, and enhance transportation. Revitalizing these corridors will better connect neighborhoods and commercial areas, while attracting investment.
6. **Neighborhood Commercial Hubs & Planning** - Forward SGF supports the development of neighborhood commercial hubs that provide residents with walkable access to essential goods, services, and gathering spaces. These hubs act as community anchors and promote economic activity, reinforcing the Complete Neighborhoods framework.

7. **Connecting to Nature** - Improving access to parks, greenways, and natural spaces is a priority. By integrating nature into urban neighborhoods, the City enhances environmental stewardship, supports mental and physical well-being, and increases recreational opportunities for all residents.
8. **Growth and Annexation Plan** - Forward SGF includes a strategic approach to growth and annexation, seeking to balance future development needs with quality standards and environmental sustainability. This framework ensures responsible land use while guiding the city's long-term expansion.
9. **Regional Planning & Partnerships** - The Plan emphasizes collaboration with surrounding communities, Greene County, and regional agencies to address shared housing, infrastructure, and development challenges. Strategic partnerships will promote cohesive regional planning and maximize the impact of local investments.

By implementing these initiatives, Springfield aims to address systemic housing challenges, promote equitable growth, and enhance quality of life throughout its neighborhoods.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Access to reliable and affordable broadband is essential for daily life, particularly for low- and moderate-income (LMI) households. High-speed internet enables access to education, remote work, telehealth, and government services, serving as a crucial tool for economic and social mobility. Research consistently links robust internet access with improved outcomes in these areas.

The City of Springfield does not have significant gaps in broadband coverage, with most households, including LMI areas, having three or more internet provider options meeting FCC standards (25 Mbps download/3 Mbps upload). A pioneering broadband model, spearheaded by SpringNet, a division of City Utilities, enhances access by leasing extra fiber-optic lines to private companies.

SpringNet operates an extensive fiber-optic network that provides high-speed internet access across Springfield. This infrastructure serves as the backbone for broadband connectivity, enabling both residential and commercial users to access reliable, high-speed internet services.

SpringNet has prioritized expanding its network to underserved areas, including LMI neighborhoods. By extending fiber-optic cables into these areas, SpringNet is helping to ensure that all residents, regardless of income level, have access to the same high-quality internet services available in more affluent parts of the city.

They collaborate with internet service providers (ISPs) to offer affordable internet options to LMI households. These partnerships often include discounted service plans or subsidized pricing structures, making high-speed internet more accessible to families who might otherwise be unable to afford it.

Through various digital access programs, SpringNet works to reduce the cost barrier to internet access. These initiatives may include providing low-cost devices, digital literacy training, and other resources that help LMI households fully utilize broadband services.

SpringNet supports the deployment of public Wi-Fi networks in key community spaces, such as libraries, parks, and community centers. These networks provide free internet access to residents who may not have broadband at home, helping to ensure that all members of the community can stay connected. By providing high-speed internet connections to schools, public buildings, and other community institutions, SpringNet enhances access to essential online services and resources. This connectivity is particularly important for students and families who rely on these public spaces for internet access.

SpringNet actively collaborates with local government and community organizations on initiatives aimed at addressing broadband disparities. This includes participating in task forces and working groups that focus on identifying and addressing the specific broadband needs of Springfield's LMI communities. Through these public-private partnerships, SpringNet helps leverage additional resources and expertise to expand broadband access. These collaborations often result in innovative solutions that can more effectively reach underserved populations.

SpringNet is committed to future-proofing Springfield's broadband infrastructure, ensuring that it can support the increasing demands for high-speed internet in the years to come. This includes ongoing investments in network upgrades and expansions that will continue to benefit LMI households as the digital economy evolves. By integrating broadband expansion into the city's broader planning efforts, SpringNet ensures that growth is both sustainable and equitable. This approach helps to ensure that all residents, regardless of income, have the opportunity to benefit from the digital economy.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

To address the need for increased competition among broadband internet service providers (ISPs) in Springfield, it's essential to ensure consumer choice, affordability, service quality, reliability, and digital access.

Competition typically results in better pricing, flexible plans, and improved customer service. For low- and moderate-income residents, access to multiple ISPs allows tailored choices and affordability. Expanding competition could drive down costs and make high-speed internet more accessible. Providers are incentivized to enhance services, invest in infrastructure, and innovate when faced with competition. In areas with limited options, ISPs may not prioritize upgrades, creating service disparities. Increased competition ensures ongoing service improvements, benefiting all residents.

Multiple providers also enhance resilience. In case of outages or technical issues, residents have alternative options, reducing prolonged disruptions. This is crucial for businesses, healthcare, and educational institutions that depend on reliable internet connectivity.

For low- and moderate-income households, having ISP choices facilitates digital access. The now-ended Affordable Connectivity Program (ACP) offered eligible households discounts of up to \$30 per month for internet services, and Mediacom provided free high-speed plans matching this credit. With ACP funding exhausted as of June 1, 2024, Mediacom introduced a \$14.99/month program for qualifying low-income households with no contracts or data caps. Additionally, the federal Lifeline program offers monthly discounts up to \$9.25 (\$34.25 for Tribal lands), ensuring affordable internet for those meeting income or federal assistance criteria.

In Springfield, most households have access to three to four major ISPs, with some additional options in rural areas. Major providers include AT&T (fiber), Mediacom (cable), Brightspeed, Total Highspeed, and

Netvision (fiber). These choices ensure broad coverage, though fostering further competition could enhance affordability, reliability, and digital access for all residents.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Springfield, Missouri, faces growing risks from natural hazards increasingly exacerbated by climate change. Rising global temperatures are expected to intensify extreme weather events, posing significant risks to safety, infrastructure, and resilience.

Springfield is prone to heavy rainfall and flash flooding, especially in low-lying areas. Climate change may increase the frequency and intensity of storms, overwhelming drainage systems, expanding floodplains, and endangering homes and businesses. Conversely, prolonged droughts, driven by shifting precipitation patterns, could lead to water shortages, harm agriculture, and increase wildfire risks.

More frequent heatwaves are also likely, threatening public health, particularly for vulnerable populations, while amplifying the urban heat island effect. Tornadoes remain a significant hazard, with some climate models suggesting more conducive conditions for tornado formation, though research continues.

These compounded hazards will disproportionately affect low-income and vulnerable residents, requiring targeted measures to ensure equitable access to resources for preparation, response, and recovery. Addressing these risks necessitates integrating climate adaptation into hazard mitigation planning. This includes resilient infrastructure investments, updated land-use policies, and community engagement to prepare for future challenges.

Springfield-Greene County's Multi-Jurisdictional Hazard Mitigation Plan, updated every five years, evaluates risks using a Calculated Priority Risk Index (CPRI). The 2020-2025 Plan identified the five highest-risk hazards as Flooding (3.60), Hazardous Materials (3.50), Severe Thunderstorms (3.45), Tornadoes (3.40), and Cyber Threats (3.40). Flooding, high winds, tornadoes, and winter weather—likely to intensify with climate change—underscore the need for proactive planning and coordinated action to protect Springfield's people and environment.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income (LMI) households in Springfield face heightened vulnerability to climate-related natural hazards due to the location and condition of their housing, limited financial resources, and barriers to disaster preparedness and recovery.

LMI households often live in flood-prone areas or older, less resilient housing. The City, a participant in the National Flood Insurance Program (NFIP), works with FEMA to update floodplain maps and manage these areas. The City's Floodplain Management Ordinance requires new structures in floodplains to be

built 2 feet above the Base Flood Elevation (BFE) and restricts floodway development that raises the BFE. The longstanding Floodplain Property Acquisition Program, funded by FEMA and local sources, has acquired over 230 properties since 1993 for \$20 million, reducing flood risk for vulnerable populations.

Springfield's older housing stock, 44% of which was built between 1950 and 1970, often lacks features to withstand extreme weather, such as adequate roofing or insulation. LMI residents typically cannot afford necessary home improvements or relocation. Additionally, many lack sufficient insurance coverage, leaving them financially exposed to disaster-related damages.

Barriers to disaster preparedness for LMI communities include limited access to information, transportation, and social networks, as well as language and technological challenges. These issues reduce their ability to receive and act on early hazard warnings. Health impacts, such as heat-related illnesses, disproportionately affect LMI households, many of whom cannot afford air conditioning or energy costs. Data from the CDC indicates higher rates of heat-related hospitalizations among residents of LMI neighborhoods.

To address these challenges, Springfield must focus on strengthening housing resilience, expanding financial resources for disaster mitigation, and fully integrating LMI residents into disaster planning. These efforts are essential to protect the city's most vulnerable populations from escalating climate threats.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Springfield will use its 2025–2029 Consolidated Plan to address housing affordability, neighborhood revitalization, and economic mobility for low- and moderate-income (LMI) residents through a coordinated mix of direct investment, strategic partnerships, and policy reforms. Guided by CDBG and HOME program principles, the City will continue to promote viable communities through safe, decent, affordable housing, a suitable living environment, and expanded economic opportunities.

This five-year Strategic Plan builds on more than 40 years of local experience administering revolving loan programs, a strong institutional framework, and the most comprehensive public engagement effort in the City’s HUD program history. Over 50 public workshops, stakeholder interviews, and a multi-language Community Development Needs Survey shaped the Plan. Survey results identified all five CDBG categories—Affordable Housing, Economic Development, Public Services, Public & Private Improvements & Infrastructure, and Public Facilities, as high priorities. However, when asked to rank needs, Affordable Housing emerged as the top concern, followed by Economic Development and a near tie between Public Facilities and Infrastructure.

To reflect the current distribution of housing instability and poverty across the City, the Plan eliminates a fixed Target Area in favor of a citywide eligibility framework. All LMI individuals within city limits are now eligible for federal investment, ensuring resources are directed based on need and data, not legacy boundaries.

The Housing Authority of Springfield (HAS), a key institutional partner, is planning a Rental Assistance Demonstration (RAD) conversion alongside major physical upgrades to its public housing portfolio. The City will expand access to deeply affordable housing through new construction, acquisition and preservation of at-risk units, and rehabilitation of aging homes. With an estimated shortage of nearly 9,000 units affordable to households earning $\leq 30\%$ AMI and a mismatch between household size and available units, the Plan prioritizes compact, energy-efficient, and “missing middle” housing types.

Springfield’s anti-poverty and homelessness strategies are closely coordinated. Through the Ozarks Alliance to End Homelessness (OAEH), the City supports a regional Continuum of Care encompassing the One Door Coordinated Entry System, the Healthcare to Housing Coalition, and a network of housing and supportive services for individuals experiencing homelessness, persons with HIV/AIDS, and other vulnerable groups. Prosper Springfield, the region’s collective-impact initiative, leads efforts to cut poverty by 10 percentage points across all subgroups by 2030. These strategies align with the Plan’s emphasis on education, job training, health accessibility, and housing stability.

The Plan also addresses the role of local regulations and infrastructure costs in shaping affordability. The 2025 adoption of the Land Development Code—and a modernized zoning map in 2026—will enable more compact, mixed-use, and transit-oriented development. However, additional reforms, including creation of a local housing trust fund, are needed to reduce remaining barriers to affordable housing production.

By leveraging federal funds with local revenue, program income, and private capital, the City aims to deploy HUD resources in a flexible, efficient, and targeted manner. Together, these investments, partnerships, and reforms will support a more resilient, inclusive, and opportunity-rich community over the next five years.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Citywide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The target area shares the same geographic boundaries as the incorporated limits of the City of Springfield, Missouri.
	Include specific housing and commercial characteristics of this target area.	• Housing: Approximately 92% of units are single-family detached homes. Nearly half (49%) of all renter-occupied units and two-thirds (65%) of owner-occupied homes were built before 1980. The city has an estimated rental vacancy rate of 3%, a shortage of small-unit formats (studio/1-BR and “missing middle” housing), and approximately 6,000 vacant units, 5,500 of which are structurally sound and suitable for rehabilitation. • Commercial: Aging commercial corridors such as Glenstone, Sunshine, and Kearney show signs of deferred maintenance. Meanwhile, mixed-use infill development is emerging along priority corridors identified in the City’s <i>Forward SGF</i> Comprehensive Plan. The city also contains two legacy industrial parks and several neighborhood-scale business districts.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	• The Community Development Needs Survey (1,485 responses) and more than 50 consultation workshops confirmed that housing cost burden, substandard conditions, and poverty now affect nearly every quadrant of the city. • Stakeholders consistently recommended that HUD resources follow demonstrated need rather than historical boundaries. • In response, the City Council endorsed a citywide eligibility framework that removes geographic restrictions and promotes balanced investment.
Identify the needs in this target area.	• Production and preservation of affordable rental housing, especially for households earning $\leq 60\%$ AMI. • Emergency repairs and rehabilitation for owner-occupied homes. • Job creation and access to small-business capital, particularly in LMI commercial corridors. • Homeless services, rapid re-housing, and expanded shelter capacity. • Lead-based paint hazard reduction in pre-1978 homes.
What are the opportunities for improvement in this target area?	• More than 150 City-owned vacant lots and a forthcoming joint City-County land bank provide key sites for infill housing. • The newly adopted 2025 Land Development Code enables by-right development of duplexes, triplexes, cottage courts, and ADUs in expanded zones. • The Forward SGF plan promotes compact, walkable mixed-use redevelopment along high-frequency transit corridors. • The City's \$47.5 million revolving-loan portfolio continues to generate program income for reinvestment in housing and economic development.

	Are there barriers to improvement in this target area?	• Ongoing construction cost inflation and interest rate volatility. • Aging infrastructure and a lack of robust local gap-financing tools until the land bank and a housing trust fund are operational. • Expiring affordability covenants in LIHTC projects and increased investor interest in naturally occurring affordable housing. • Workforce shortages, particularly in behavioral health and the skilled trades.
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General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City's 2025–2029 Consolidated Plan expands the geographic eligibility for use of CDBG and HOME funds from the traditional Target Area to a citywide approach. This shift reflects updated data from both the Consolidated Plan and the current Analysis of Impediments to Fair Housing Choice (AI), which show that housing instability, cost burden, and poverty are no longer concentrated solely in the city's core neighborhoods. Instead, smaller pockets of need are now evident across nearly all areas of the city.

The AI highlights that Springfield's poverty rate remains disproportionately high for Black households (37.6%) and Hispanic households (28.4%) compared to White households (17.2%). However, these populations are dispersed across the city and do not form HUD-defined Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Similarly, indicators such as severe housing cost burden, substandard housing conditions, and elevated disability rates are present in many census tracts citywide, regardless of geographic quadrant or proximity to the urban core.

In response, the City is adopting a uniform citywide allocation strategy for its HUD entitlement programs. All low- and moderate-income (LMI) census tracts and qualified block groups within the city limits are now eligible to receive federal investment. This approach eliminates the need for a static Target Area boundary and ensures that emerging needs can be addressed wherever they arise—whether in aging multifamily developments near the urban core, or scattered LMI households in areas previously ineligible under the old framework.

This citywide eligibility framework allows the City to direct resources in a more responsive, equitable, and inclusive manner, while ensuring that investments align with local data and evolving housing conditions. It also simplifies administration for partners and applicants by creating consistent standards across all eligible areas, reducing confusion and increasing access.

Investment decisions will continue to be guided by objective beneficiary need, community input, and alignment with broader planning goals. Springfield’s Forward SGF comprehensive plan and newly adopted 2025 Land Development Code both promote higher-density, mixed-income development along key corridors and in neighborhood centers, supporting a more balanced housing supply throughout the city.

By removing outdated geographic restrictions and enabling citywide deployment of federal housing and community development resources, Springfield is better positioned to address housing disparities, close service gaps, and respond nimbly to challenges as they emerge over the next five years. This inclusive approach ensures that public investments will benefit residents in all neighborhoods, advancing long-term affordability, stability, and opportunity citywide.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Program Administration & Planning
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Program Administration
	Description	Ongoing, HUD mandated administrative oversight, program management, and long-range neighborhood planning are essential for the effective use of HUD funds. These activities ensure regulatory compliance, support project implementation, and guide future investments.
	Basis for Relative Priority	These functions are required under federal regulations and are necessary to ensure transparency, accountability, and successful delivery of all other CDBG and HOME-funded programs. Prioritized to maintain capacity and meet HUD requirements.
2	Priority Need Name	Affordable Housing - Owner-Occupied
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Other
	Geographic Areas Affected	Citywide

	Associated Goals	Affordable Housing - Owner Occupied
	Description	Many low- and moderate-income homeowners, including seniors and individuals with disabilities, live in aging housing stock that requires repairs. First-time homebuyers also need assistance with down payments and homebuyer counseling to access stable homeownership.
	Basis for Relative Priority	Public input and the consultation process ranked housing affordability as the community's top priority. CHAS data confirms that thousands of households are cost-burdened. Preserving owner-occupied homes and expanding access to ownership are essential strategies.
3	Priority Need Name	Affordable Housing - Rental
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Other
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing - Rental
	Description	Springfield faces a persistent shortage of affordable rental housing for low- and moderate-income households. HUD CHAS data confirms that thousands of renters are cost-burdened, particularly those earning less than 30% of AMI. Rental vacancy rates remain low, while rents continue to rise faster than incomes. The supply of units that are both affordable and suitable for seniors, large families, and persons with disabilities is limited. Notably, single-person households now account for over half of all households in the city, underscoring the need for smaller, more affordable rental units. Public input consistently identified rental affordability as one of the most pressing community concerns.
	Basis for Relative Priority	Data from Springfield's Housing Study shows a shortfall of nearly 9,000 affordable rental units for extremely low-income renters. Rental affordability was one of the highest-rated needs in both the resident survey and stakeholder consultations.

4	Priority Need Name	Economic Development & Job Creation
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development
	Description	Many residents need access to steady employment opportunities, and small businesses often need support to grow and create jobs. Targeted assistance such as low-interest loans, façade improvements, brownfield site cleanup, and workforce development can boost job creation for low-income individuals.
	Basis for Relative Priority	Economic opportunity was ranked as the second most important issue in the Community Development Needs Survey. The City's track record with revolving loan programs demonstrates its success in supporting local businesses and creating jobs for low- to moderate-income residents.
5	Priority Need Name	Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Public Services
	Description	The City uses a portion of its CDBG allocation, subject to the 15% cap on public service expenditures, to support a network of nonprofit agencies providing vital services to low- and moderate-income residents. These services address a broad spectrum of needs, including homelessness response, youth programs, senior services, services for persons with disabilities, and community health initiatives. While programs that assist with either housing or addressing homelessness remains a central focus, the City recognizes the continued importance of other supportive services that contribute to personal well-being, and neighborhood vitality.

	Basis for Relative Priority	Citizen participation input identified public services as an important community priority. While homelessness services continue to be a significant area of focus, residents and stakeholders also emphasized the value of other service categories, including youth programs, services for persons with disabilities, health services, and senior services. These services play a vital role in supporting low- and moderate-income residents, improving overall quality of life, and preventing housing instability. Because CDBG regulations limit public service expenditures to no more than 15% of the annual grant allocation, the City must carefully prioritize funding across these diverse but essential service areas.
6	Priority Need Name	Public Improvements & Infrastructure
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Public Improvements
	Description	While Springfield's core infrastructure is largely in place, many older neighborhoods can benefit from targeted enhancements such as sidewalk repairs and extensions, lighting upgrades, pedestrian improvements, and recreational amenities.
	Basis for Relative Priority	While public infrastructure is important, major funding comes from other local sources such as the local ¾-cent sales tax.
7	Priority Need Name	Public Facilities
	Priority Level	Low

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Public Facilities
	Description	Facilities such as shelters, community centers, and service hubs play a key role in connecting residents to essential programs and services. These facilities often need renovation, expansion, or modernization to remain effective.
	Basis for Relative Priority	While public facilities play an important role in delivering services to Springfield residents, particularly in low- and moderate-income neighborhoods, the City rarely utilizes CDBG funds for facility construction or renovation. This is primarily due to the high cost of such projects, which could easily consume the City's entire annual CDBG allocation. Instead, Springfield relies on a range of local funding sources to support public facility improvements, including the voter-approved ¼-cent Capital Improvement Sales Tax, the ½-cent Transportation Sales Tax, and dedicated parks sales tax revenues administered through the Springfield-Greene County Park Board. These resources allow the City and its partners to maintain and enhance community centers, shelters, and service hubs that support youth programming, senior services, and other community-based activities.

Narrative (Optional)

The 2025–2029 Consolidated Plan reaffirms the City’s commitment to addressing residents’ most pressing needs through strategic investments in housing, economic opportunity, essential services, and neighborhood improvements. Guided by public input, stakeholder feedback, and local data, the City has prioritized HUD funded activities that align with the goals outlined in SP-45.

Expanding access to safe, affordable housing remains a top priority. Springfield continues to face a shortage of housing affordable to low- and moderate-income households. Approximately 19,840 households are cost-burdened, and the Springfield Housing Study indicates a shortage of nearly 8,960 rental units affordable to households earning $\leq 30\%$ of AMI. HUD funds will support housing preservation through repairs and rehabilitation, first-time homebuyer assistance, and the development of affordable rental units. Special attention will be given to seniors, individuals with disabilities, and modest infill housing that fits within existing neighborhoods.

Addressing homelessness and housing instability is also a critical need. Based on the HMIS Active Prioritization List, an estimated 900 individuals are experiencing homelessness in Springfield on any given night. The City will continue investing in shelter operations, prevention programs, case management, and other supportive services that help residents secure stable housing. These efforts are coordinated with the Ozarks Alliance to End Homelessness and reflect local needs identified through consultation and engagement.

Job creation and small business development are essential to improving economic conditions for low- and moderate-income households. CDBG funds will support small business loans, commercial revitalization, brownfield cleanup, and workforce development.

Maintaining effective program oversight and planning capacity is also vital. HUD funds will support staff performance monitoring, long-range planning, and implementation of key policy initiatives to ensure efficient and compliant use of funds.

Improving infrastructure in older neighborhoods remains a priority, particularly in areas where local resources may be limited. While Springfield’s core infrastructure is in place, some neighborhoods would benefit from targeted improvements such as sidewalk repairs, lighting, and stormwater management. CDBG funds will be used strategically to improve safety and access for families, seniors, and persons with mobility challenges.

Public facilities—such as community centers, shelters, and service hubs—also play a vital role in supporting residents. While CDBG is rarely used for major facility projects due to cost, HUD funds may be used selectively to acquire or improve facilities that benefit households with limited incomes.

Finally, recent data show that cost burden and poverty now affect residents citywide. To better respond to this distribution, the City will no longer restrict HUD investments to a single Target Area. All eligible low- and moderate-income census tracts within city limits will be prioritized based on need.

These priorities reflect Springfield's longstanding commitment to maximizing the impact of federal resources by focusing on housing stability, economic opportunity, and neighborhood well-being.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Historically, the City has not utilized TBRA but continues to cite it as an optional tool under 24 CFR 92.210. Use, if needed, to obtain qualified occupants for any troubled HOME rental project or as required by the Housing Authority to alleviate the backlog of applicants. Current market conditions—marked by extremely low vacancy ($\approx 3\%$), high rents exceeding HOME limits, and a shortage of units affordable to households $\leq 30\%$ AMI—support the continued consideration of this option should it be necessary.
TBRA for Non-Homeless Special Needs	Historically unused but reserved for future use if needed to obtain qualified occupants for any troubled HOME rental project under 24 CFR 92.210 or as required by support service providers for families earning $\leq 50\%$ AMI to qualify for housing. Persistent unmet needs among persons with disabilities and those with HIV/AIDS, combined with insufficient accessible housing, suggest TBRA may serve as a gap-filler in targeted circumstances.
New Unit Production	A severe shortage of deeply affordable housing, including a documented shortfall of 8,960 units affordable to households $\leq 30\%$ AMI, continues to drive the City's need for new unit production. At the same time, the City faces a significant mismatch between household size and housing type: approximately 51% of households are single-person and over 35% are small-family households, yet 92% of the existing housing stock consists of single-family detached units, with very few studio, one-bedroom, or “missing middle” formats available. Most low-income single and small-family renters below 50% AMI are cost-burdened, and over 9,000 such households pay more than half their income toward housing. Local policy initiatives, such as Forward SGF and the City's Land Development Code overhaul, prioritize infill via missing middle housing (e.g., duplexes, triplexes, cottage courts), while rising construction costs and HOME rent limitations necessitate deep subsidy layering (LIHTC, HOME, tax abatements) to ensure financial feasibility. These conditions underscore the need to build compact, efficient, and permanently affordable rental housing in walkable neighborhoods that reflect the City's evolving household composition and affordability gaps.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	Springfield's aging housing stock and high rate of substandard conditions make rehabilitation one of the most cost-effective and necessary strategies for preserving affordability and housing quality. Nearly half of all renter-occupied units (49%) and two-thirds of owner-occupied units (65%) were built before 1980, and approximately 21% of the city's housing stock is rated in fair or poor condition. Deferred maintenance is widespread, particularly among investor-owned rentals, and more than 5,500 of the city's 6,000 vacant homes are structurally sound and suitable for rehabilitation. Lead-based paint hazards are a significant concern, with over 5,000 pre-1980 homes housing children under age six. Rehabilitation not only prevents displacement and preserves naturally occurring affordable housing but also improves health and safety outcomes, especially in low-income neighborhoods. The City defines "substandard but suitable for rehabilitation" as units that fail code yet remain structurally sound and repairable at a cost lower than replacement—consistent with HUD guidance.
Acquisition, including preservation	Investor speculation, expiring federal affordability contracts, and physical deterioration of older units are all placing Springfield's affordable housing inventory at significant risk. Several federally assisted properties, including those supported through Section 8 and LIHTC, face near-term expiration of affordability restrictions, making them vulnerable to conversion to market-rate housing. Notably, the Qualified Contract process under LIHTC allows developers to legally exit affordability requirements after only 15 years, a loophole that has already contributed to local losses in affordable stock. Meanwhile, nearly half of Springfield's housing units were built between 1950 and 1970, and 21% of the total stock is in fair or worse condition, putting naturally occurring affordable housing (NOAH) at risk of demolition without timely intervention. In high-demand neighborhoods near downtown, market pressures are driving the acquisition and upscale conversion of formerly affordable units, displacing low-income renters and exacerbating housing instability. Strategic acquisition is essential to preserve these at-risk properties before they are lost—whether due to subsidy expiration, investor speculation, or physical decline. The City is committed to partnering with nonprofit housing providers to acquire and preserve vulnerable housing and to advocating for state and federal reforms that would extend affordability protections beyond their current limits. This approach remains far more cost-effective than new construction and plays a critical role in neighborhood stabilization and long-term affordability preservation.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City's actual allocations for Fiscal Year 2025 are \$1,489,039 in Community Development Block Grant (CDBG) entitlement funds and \$1,013,179 in HOME Investment Partnerships Program (HOME) funds. Assuming level funding over the next five years, the City anticipates receiving approximately \$7,445,195 in CDBG and \$5,065,895 in HOME funds through the duration of the 2025–2029 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,489,039	1,300,000	1,140,426	3,929,465	14,470,535	The expected resources are derived from an analysis of previous CDBG activity.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,013,180	1,400,000	3,400,000	5,813,180	10,468,820	The expected resources are derived from an analysis of previous HOME activity including roughly \$75,000.00 HOME ARP funds that are committed but not yet expended.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be strategically used to leverage additional private, state, and local resources in support of eligible housing and community development activities. Leveraged funds may include homeowner contributions, private developer or business investments, Low-Income Housing Tax Credits (LIHTC), philanthropic and foundation grants, as well as allocations from county and city sources. These partnerships allow the City to extend the impact of limited federal resources and support a broader range of projects that benefit low- and moderate-income residents.

The City of Springfield has recorded HOME match funds equal to nearly eight times its annual HOME allocation, significantly exceeding the 25% matching requirement set forth by HUD. These match contributions are generated from eligible non-federal sources and are documented in accordance with HUD's HOME Match Log and applicable regulations.

In addition, in accordance with guidance from the Missouri Department of Economic Development (MoDED) and HUD's Neighborhood Stabilization Program (NSP) closeout procedures, any program income (PI) generated from activities originally funded under the 2008 MoDED NSP-1 Grant—after official grant closeout—remains available for any eligible CDBG activity. This flexibility further strengthens the City's ability to reinvest federal resources in ways that support long-term community development objectives.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Springfield already controls a meaningful inventory of surplus real estate that can be deployed to meet the affordable-housing and neighborhood-revitalization goals outlined in this Consolidated Plan. More than 150 vacant residential lots, acquired through tax foreclosure, nuisance abatement, or FEMA flood-buyout programs are concentrated in the City's Target Investment Corridors and older north-side neighborhoods. These parcels are being assembled for infill construction of duplexes, triplexes, cottage courts, and other "missing-middle" formats that help address the City's shortage of small, deeply affordable units.

Greene County holds additional surplus property, including obsolete roadway remnants and two decommissioned maintenance yards situated near fixed-route transit. Once encumbrances are cleared, these sites can be conveyed for mixed-income rental projects or transferred to the Springfield Community Land Trust with long-term affordability covenants.

To manage these assets more efficiently, the City and Greene County have applied for state technical-assistance funds to establish a joint land bank. Enabling legislation, modeled on Kansas City and St. Louis authorities, has been approved by the Missouri General Assembly, positioning Springfield to launch the land bank once start-up funding is secured. The new entity will clear titles, bundle scattered lots, and issue competitive RFPs, thereby reducing acquisition costs for builders and accelerating production of affordable housing while returning dormant parcels to the tax roll.

These publicly owned properties, together with the forthcoming land-bank structure, provide a ready pipeline of sites that can be aligned with HOME, CDBG, and other local resources to deliver housing, public facility, and economic-development projects over the next five years.

Discussion

The City maximizes every federal dollar by coordinating closely with its federal, state, and local partners and by pairing grant funds with other public- and private-sector resources. A robust revolving loan portfolio generates program income, sustaining projects year after year, while continual cost-efficiency reviews ensure that limited funds are stretched as far as possible.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Springfield	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public services	Jurisdiction
Housing Authority of the City of Springfield	PHA	Homelessness Public Housing Rental	Jurisdiction
Community Partnership of the Ozarks	Subrecipient	Homelessness Non-homeless special needs neighborhood improvements public services	Region
Ozarks Alliance to End Homelessness	Continuum of care	Homelessness Planning	Region
Catholic Charities of Southern MO	Non-profit organizations	Homelessness Ownership Rental	Region
Affordable Housing Action Board	CHDO	Rental	Jurisdiction
Springfield Community Land Trust	Other	Ownership	Jurisdiction
The Kitchen, Inc.	Non-profit organizations	Homelessness Rental	Jurisdiction
FosterAdopt Connect	Non-profit organizations	Homelessness Non-homeless special needs	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
KVC Missouri	Non-profit organizations	Homelessness Non-homeless special needs	State
AIDS Project of the Ozarks	Non-profit organizations	Homelessness Non-homeless special needs	Region
Institute for Community Alliances (SPR)	Non-profit organizations	Homelessness Planning	State
Ozarks Area Community Action Corp., MO	Non-profit organizations	Homelessness Non-homeless special needs	Region
Springfield/Greene County Health Department	Government	Homelessness Non-homeless special needs	Region
Missouri Department of Mental Health	Other	Homelessness Non-homeless special needs	State
City Utilities of Springfield MO - Economic Development Division	Other	Economic Development Non-homeless special needs	Jurisdiction
City of Springfield Workforce & Economic Vitality	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities	Jurisdiction
Habitat for Humanity, Springfield, MO, Inc	Non-profit organizations	Ownership neighborhood improvements	Region

Table 51 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

The City of Springfield maintains a strong institutional framework to implement its 2025–2029 Consolidated Plan. The Planning & Development Department serves as the lead agency and HUD Participating Jurisdiction for HOME, an Entitlement Community under CDBG, and the Lead Agency/Collaborative Applicant for the Ozarks Alliance to End Homelessness (OAEH), the Continuum of Care (CoC) for Greene, Christian, and Webster Counties.

Springfield's institutional delivery system is anchored by long-standing partnerships across housing, health, social services, and homelessness response. Key partners include the Housing Authority of Springfield (HAS), which oversees public housing and Housing Choice Vouchers; Community Partnership of the Ozarks (CPO), which manages CoC operations, and the One Door Coordinated Entry System; and Burrell Behavioral Health, co-located at the O'Reilly Center for Hope. Nonprofit partners—Catholic Charities, Habitat for Humanity, OACAC, The Kitchen Inc., and the AIDS Project of the Ozarks (APO)—deliver critical services such as housing, shelter, financial counseling, behavioral health care, and HIV prevention/treatment. The Springfield-Greene County Health Department plays a vital role, particularly in lead hazard mitigation and Healthcare to Housing Coalition efforts.

The City supports this collaborative network through HUD and local funds for infrastructure, services, and technical assistance. A signature investment is the O'Reilly Center for Hope, a CDBG-funded hub housing over 20 agencies and offering integrated housing, health, legal, and financial services.

The City's Homeowner Emergency Loan Program (HELP) provides forgivable loans up to \$15,000 for essential home repairs to low- to moderate-income households. Funded through CDBG and implemented by Habitat for Humanity, Catholic Charities, the Drew Lewis Foundation, and OACAC, HELP helps preserve homeownership, prevent displacement, and stabilize neighborhoods.

Springfield's strengths include deep HUD program experience. As of June 30, 2024, the City's active loan portfolio exceeds \$47.5 million: \$26.4M in HOME-funded loans, \$10.4M in CDBG residential loans, and \$8.5M in commercial loans. These in-house programs date back to the 1980s and distinguish Springfield from many similar-sized cities.

As Lead Agency of the OAEH, the City supports the Coordinated Entry System and holds governance roles on the CoC Executive Board. The CoC has also launched the Healthcare to Housing Coalition to better coordinate housing and health systems.

The institutional framework benefits from service co-location and collaboration with public institutions, educational entities, and faith-based groups. However, gaps remain: a winter shelter bed shortage exceeding 450, lack of housing for unaccompanied youth (13–17), and under-integration of some faith-based providers like The Connecting Grounds and Victory Mission into formal planning and funding systems.

Additional challenges include behavioral health staffing shortages and limited integration of HMIS with healthcare and criminal justice systems. The City is responding by expanding shelter capacity, encouraging public-private housing partnerships, and targeting CDBG and HOME funds for housing development and preservation. It is also enhancing performance monitoring through its CoC leadership.

Compared to similar HUD entitlement jurisdictions, Springfield stands out for its long-standing in-house loan programs and the service co-location model at the O'Reilly Center for Hope. Though not an ESG entitlement community, the City supports nonprofit MHDC applicants and requires OAEH participation

to ensure system alignment. The streamlined CoC model—with operations led by CPO and oversight by Planning & Development—improves resource coordination across housing and homelessness services.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X		
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X		X
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system, including, but not limited to, the services listed above meets the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

In Springfield, services for persons experiencing homelessness and those living with HIV are closely integrated with mainstream systems of care, including physical and behavioral health, employment, and housing supports. These efforts are coordinated through the Ozarks Alliance to End Homelessness (OAEH), the HUD-designated Continuum of Care (CoC) for Greene, Christian, and Webster Counties. The

City of Springfield serves as the Lead Agency for the OAEH and actively supports a system-wide approach focused on making homelessness rare, brief, and non-recurring.

A key element of this approach is the Coordinated Entry System, branded locally as One Door, which provides centralized intake, assessment, prioritization, and referral for housing and supportive services. Located at the O'Reilly Center for Hope, One Door is co-located with over 20 agencies, including Burrell Behavioral Health, Department of Social Services Family Support Division, OACAC, Legal Services of Southern Missouri, the Missouri Job Center, and the U.S. Department of Veterans Affairs. This colocation model ensures that clients can access behavioral health, SNAP and Medicaid enrollment, legal aid, employment services, and housing assistance in one accessible location.

Mainstream service providers such as the Missouri Job Center, Springfield Public Schools' Office of Students in Transition, and OACAC's LIHEAP program work in tandem with housing and outreach partners to provide wraparound support. These efforts are strengthened by the Healthcare to Housing Coalition, launched in 2023, which coordinates shelters, hospitals, and clinics to reduce hospital discharges to homelessness. Key services include on-site nurses at shelters, mobile clinics, insurance enrollment, immunizations, and public health education.

Services for persons living with HIV are led by the AIDS Project of the Ozarks (APO), a regional leader in HIV care and prevention. APO receives funding through HUD's Housing Opportunities for Persons With AIDS (HOPWA) program, enabling it to provide tenant-based rental assistance, short-term rent/mortgage/utility (STRMU) assistance, and housing case management for individuals living with HIV/AIDS. APO also offers rapid HIV and STI testing, antiretroviral therapy, behavioral health services, and access to a full-service pharmacy. APO's integration into the CoC ensures that persons with HIV experiencing or at risk of homelessness can access stable housing and comprehensive care. In 2022, APO served more than 1,400 clients, with nearly half reporting household incomes below the federal poverty level.

Targeted outreach to priority subpopulations is conducted by partners including The Kitchen, Inc. (SSVF/Home at Last for veterans), Burrell's PATH team (individuals with serious mental illness), and FosterAdopt Connect and KVC Missouri (unaccompanied youth). The OAEH supplements these efforts with regular Day of Hope events that provide such services as ID access, housing assessment, health screenings, and employment services.

All services are grounded in Housing First, trauma-informed care, and harm reduction principles, ensuring low-barrier access for individuals facing complex challenges. The CoC's service model prioritizes high-need populations through Coordinated Entry and leverages mainstream and specialized services to improve housing, health, and stability outcomes.

Through this integrated and collaborative network, Springfield connects chronically homeless individuals, families with children, veterans, youth, and persons with HIV to vital services that support

long-term housing stability and health. These efforts reflect the community's commitment to HUD's HEARTH Act and to building a system of care that is equitable, data-informed, and person-centered.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Springfield's service delivery system for individuals experiencing homelessness and special needs populations is defined by strong coordination, strategic partnerships, and targeted interventions. Led by the Ozarks Alliance to End Homelessness (OAEH), the local CoC includes a network of housing, health, and supportive service providers collaborating to promote housing stability, health, and economic self-sufficiency.

The City serves as Lead Agency of the OAEH, playing an active role in CoC governance, planning, and funding prioritization. The CES, operated through the "One Door" program at the O'Reilly Center for Hope, functions as a centralized hub for housing navigation, case management, shelter placement, and referrals to supportive housing. More than 20 service providers co-locate at the Center, offering integrated services that reduce barriers for individuals and families.

Springfield's housing-first model includes Eden Village, a tiny-home community offering permanent supportive housing for chronically homeless individuals with disabilities. On-site services reduce recidivism and support resident stabilization.

Healthcare access is a system strength. Burrell Behavioral Health provides integrated mental health and substance use care, and the Healthcare to Housing Coalition unites hospitals, shelters, and providers to reduce discharges into homelessness. Key services include shelter-based nurses, mobile clinics, immunizations, and insurance enrollment.

For persons with HIV/AIDS, AIDS Project of the Ozarks (APO) offers HOPWA-funded housing assistance, case management, STI/HIV testing, antiretroviral therapy, behavioral health services, and pharmacy access. APO is fully integrated with the CoC to ensure stable housing for clients experiencing or at risk of homelessness.

Despite these strengths, key gaps remain. Emergency shelter capacity falls short by more than 450 beds, straining faith-based and seasonal providers. Services for youth aged 13–17 are limited, though FosterAdopt Connect's YouthConnect Center (YCC), launched in 2022, offers meals, showers, laundry, case management, and referrals for youth aged 13–18.

Affordable housing remains scarce due to a tight rental market, rising development costs, and aging infrastructure. The City's Homeowner Emergency Loan Program (HELP) addresses urgent repairs for low-income homeowners, but greater investment in new construction and rehabilitation is essential.

Transportation barriers also persist; limited transit routes and hours restrict access to services, jobs, and healthcare—particularly for those without vehicles.

Finally, workforce shortages in disability services limit support for individuals with intellectual and developmental disabilities, creating care gaps and housing instability. Addressing these challenges requires expanding shelter and youth housing capacity, increasing affordable housing options, investing in transit and mobility, and strengthening the direct care workforce. Ongoing coordination across Springfield’s housing, healthcare, and service sectors remains vital to building a responsive and inclusive system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City’s strategy for overcoming gaps in its institutional structure and service delivery system is grounded in collaboration, capacity building, and data-informed decision-making. As the Lead Agency for the OAEH, the HUD-recognized CoC for Greene, Christian, and Webster Counties, the City coordinates regional homeless response efforts and aligns funding to address the most urgent housing and service needs.

A central pillar of this strategy is the CoC’s administration of a transparent and equitable CES, known locally as One Door. The CES employs the VI-SPDAT as part of the assessment process and includes an Observational Assessment to prioritize individuals unable to self-report due to mental illness or cognitive impairment. This process follows HUD’s Chronic Homelessness Prioritization Guidelines and is regularly evaluated through case conferencing, training, and monitoring.

To address service delivery gaps, the City supports co-located models like the O’Reilly Center for Hope, which houses more than 20 partner agencies providing behavioral health, legal aid, healthcare, and housing services. This “no wrong door” approach reduces fragmentation and facilitates immediate connection to critical support. Through the Healthcare to Housing Coalition, the CoC also works with shelters, clinics, and hospitals to prevent discharges into homelessness and develop medical respite options.

The City has taken steps to enhance shelter and day service access. It will soon manage marijuana tax-funded contracts for the Crisis Cold Weather Shelter system and Community Partnership of the Ozarks’ (CPO’s) New Day Center. Funded in part by \$3 million in ARPA resources, New Day will offer trauma-informed daytime services for unsheltered individuals, including safe space, case management, and access to housing, medical, and legal support. The Center is expected to open in 2025 as a key hub in the homeless response system.

To expand long-term housing options, the City partners with nonprofit and for-profit developers through the Housing Developer Assistance Loan Program. This initiative supports new affordable construction and substantial rehabilitation, with current partners including The Kitchen, Inc., Affordable Housing

Action Board (AHAB), Springfield Community Land Trust (SCLT), and the Sherman Avenue Project Area Committee. The Homeowner Emergency Loan Program (HELP) provides forgivable CDBG-funded loans up to \$15,000 for critical repairs that preserve homeownership and prevent displacement.

Recent CoC funding has supported the YouthConnect Center, operated by FosterAdopt Connect, offering housing and case management for youth aged 13–18. This fills a key gap in youth homelessness response and complements permanent supportive housing efforts like Eden Village.

The City and OAEH continue to assess gaps in the HMIS and explore integrations with healthcare, education, and justice systems to improve care coordination. Workforce development remains a priority, especially for behavioral health and housing stabilization roles. Partners are exploring shared service models, streamlined procurement, and training incentives to strengthen staffing and service capacity.

The City also administers a CDBG-funded Public Service Program, allocating annual grants to nonprofit partners, with priority given to services that address homelessness or support housing stability.

Together, these strategies demonstrate Springfield’s proactive approach to institutional improvement and system-wide coordination. The City’s leadership, targeted investments, and adaptive strategies will continue to drive progress in reducing homelessness, preserving housing, and serving the most vulnerable residents throughout the 2025–2029 Consolidated Plan period.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2025	2029	Administration	Citywide	Program Administration & Planning	CDBG: \$2,600,000 HOME: \$1,207,000	Other: 10 Other
2	Affordable Housing - Owner Occupied	2025	2029	Affordable Housing	Citywide	Affordable Housing - Owner-Occupied	CDBG: \$2,250,000 HOME: \$495,000	Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 60 Household Housing Unit Direct Financial Assistance to Homebuyers: 55 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing - Rental	2025	2029	Affordable Housing	Citywide	Affordable Housing - Rental	CDBG: \$4,250,000 HOME: \$14,505,000	Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 5 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 3 Household Housing Unit
4	Economic Development	2025	2029	Non-Housing Community Development	Citywide	Economic Development & Job Creation	CDBG: \$7,400,000 HOME: \$0	Facade treatment/business building rehabilitation: 5 Business Brownfield acres remediated: 5 Acre Jobs created/retained: 58 Jobs Businesses assisted: 5 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2025	2029	Homeless Eligible Public Services per grant regulations	Citywide	Public Services	CDBG: \$1,600,000 HOME: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 19000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Homeless Person Overnight Shelter: 3000 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 100 Beds Homelessness Prevention: 250 Persons Assisted
6	Public Improvements	2025	2029	Public Improvements	Citywide	Public Improvements & Infrastructure	CDBG: \$150,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Facilities	2025	2029	Public Facilities	Citywide	Public Facilities	CDBG: \$150,000 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	This goal covers staff and support expenses for managing the various HUD grant programs. This can include planning compliance, executing the grant regulations, fair housing, neighborhood planning/assistance, technical assistance, environmental clearance/remediation/assessments, workout expenses, and any other related requirements.
2	Goal Name	Affordable Housing - Owner Occupied
	Goal Description	This goal covers items such as acquisition, rehabilitation, energy efficiency improvements, accessibility, down payment assistance, closing cost assistance, relocation, urgent needs, housing counseling, environmental clearance/remediation/assessments, workout/foreclosed property expenses, staff project delivery, and any other related items.
3	Goal Name	Affordable Housing - Rental
	Goal Description	This goal covers items such as acquisition, CBDO, new construction, energy efficiency improvements, accessibility, relocation, reconstruction, rehabilitation, CHDO set-aside, CHDO operating expenses limited to 5% to assist with capacity building to develop HOME projects and activities, urgent needs, environmental clearance/remediation/assessments, TBRA/Rapid Rehousing, workout/foreclosed property expenses, staff project delivery, and other related rental unit development activities.

4	Goal Name	Economic Development
	Goal Description	This goal covers assistance to eligible businesses and micro-enterprise entities to develop jobs, address slum and blight, and respond to urgent needs. It may also include acquisition, rehabilitation, reconstruction, environmental clearance/remediation/assessments, relocation, equipment, historic preservation, facades, technical assistance, staff project delivery, and other related items.
5	Goal Name	Public Services
	Goal Description	This goal covers various public services such as homeless assistance, homeless prevention/diversion, non-housing public services, neighborhood technical assistance, continuum of care coordinated entry, counseling, case management, rent mortgage/utility assistance, deposit assistance, childcare related activities, food banks, mental health, etc.
6	Goal Name	Public Improvements
	Goal Description	This goal covers items such as Public Works and Parks projects. Examples may include sidewalks, lighting, playground equipment, walking trails, and other improvements.
7	Goal Name	Public Facilities
	Goal Description	This goal covers public facility improvements for low mod area benefit such as parks, shelters, or city infrastructure.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

It is estimated that approximately 200 to 300 families will be assisted with affordable housing during the five years covered by this Consolidated Plan.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Housing Authority of Springfield currently has over 5% of its units (40) that are fully accessible. This need is met by the Public Housing Program and the Housing Choice Voucher Site Based Program.

Activities to Increase Resident Involvements

The Housing Authority of Springfield has a long history of having a very active and effective Resident Council, with focus being given to the Resident Advisory Board and the Resident Commissioner Board Member.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City's Analysis of Impediments (AI) identifies longstanding regulatory and infrastructure barriers that increase development costs, limit the availability of affordable housing, and slow residential investment. While the City adopted a new Land Development Code (LDC) in 2025, it will not take effect until the new Zoning Map is finalized and adopted in 2026. Several challenges will remain unless additional reforms occur.

Much of Springfield's residential land is zoned for low-density single-family housing, restricting opportunities for "missing-middle" options critical to affordability. Multifamily development, outside designated corridors, often requires conditional use permits, introducing delays, legal uncertainty, and financing risks that increase housing costs. Group homes are still subject to a quarter-mile separation rule, limiting the equitable siting of supportive housing.

Policies requiring full up-front payment for infrastructure extensions, including water and sewer lines, further elevate development costs. Builders report these fees can add \$8,000 to \$10,000 per unit, particularly impacting infill and affordable developments. Permit review timelines for multifamily projects frequently exceed 90 to 120 days despite a 60-day target, driving upholding costs. Additional regulatory requirements, such as sprinklers for buildings with 12 or more units, further increase expenses. The absence of a local housing trust fund or dedicated affordable housing incentives restricts the City's ability to fill financing gaps, forcing heavy reliance on limited federal programs like CDBG, HOME, and LIHTC.

Once fully implemented alongside the new Zoning Map, the LDC is expected to modernize the City's regulatory environment. It will introduce mixed-density residential districts permitting duplexes, townhomes, cottage courts, and multifamily housing up to 40 units per acre by right. ADUs will also be permitted on standard lots, and a framework for cluster and small-format housing will encourage more flexible development patterns. Streamlined parking waivers, a shared parking schedule, and consolidation of zoning districts aim to accelerate project approvals. The updated zoning map, aligned with Forward SGF, will prioritize higher-intensity housing near transit corridors, expanding affordable and workforce housing opportunities.

However, several barriers will persist. Multifamily developments will still require discretionary approvals in many commercial areas, maintaining higher development risk and cost. Group home separation rules and shelter capacity limits are carried forward. ADUs on lots under 6,000 square feet will continue to face added permitting and parking requirements unless waived. Additionally, the City's affordable housing density bonus remains outdated and has not been recalibrated to reflect modern development economics. Without a local funding mechanism, many affordable projects will continue to face financing gaps.

Until 2026, Springfield’s legacy zoning and development policies will constrain the production of affordable housing. While the 2025 adoption of the LDC lays a solid foundation for reform, further action will be needed. Priority next steps include allowing multifamily by right in more commercial mixed-use districts, revising group home and shelter regulations, expanding ADU eligibility, modernizing density bonus provisions, and establishing local tools such as a housing trust fund or targeted tax abatements.

Through these refinements, Springfield can build upon the momentum of the LDC to create a more inclusive, resilient housing market that meets the needs of households across all income levels.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

We intend to support and fund as able programs to support unsheltered persons through community outreach programs, such as:

- Outreach programs, including programs for Veterans (The Kitchen – Home At Last – SSVF Outreach Team), youth (KVC Missouri), and chronically homeless (Burrell – PATH)
- Camp Outreach through local Coordinated Entry System Community Outreach events – Day of Hope and Point in Time Count efforts, including magnet events for adult and youth populations and outreach
- Day Shelters (Veterans Coming Home Center)
- Seasonal Crisis Cold Weather Shelters – for men, women, and pets
- Endangering the Welfare of a Child (EWOC) – Salvation Army
- Developing and maintaining relationships with local advocacy groups and the local Continuum of Care

Addressing the emergency and transitional housing needs of homeless persons

- Helping homeless persons (especially chronically homeless individuals and families, families with children, Veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again
- Housing Authority – facilitating access to public housing and Section 8 vouchers/VASH
- Community outreach and co-locating of agencies/resources through the Springfield Affordable Housing Center
- Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education, or youth needs, through prevention and shelter diversion efforts
- OACAC – LIHEAP energy assistance
- Salvation Army’s rental assistance

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Springfield has many partner agencies in the field of homelessness and special needs that are well organized and maintain close working relationships via the local Continuum of Care (Ozarks Alliance to End Homelessness). The City is also a member of the local Housing Collaborative, which focuses on community-wide problem solving that targets all populations at every stage of assistance, ensuring safe, decent, affordable housing for all populations from elderly to youth and homeless to homeowner; the Housing Collaborative meets monthly to bring together community partners who work to coordinate various housing programs within the community.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City will continue to collaborate with the local Continuum of Care (The Ozarks Alliance to End Homelessness) in the provision of homeless prevention and shelter diversion services. Additionally, the City will continue to assist the local Continuum of Care in the implementation and further development of the Coordinated Entry System implementation (One Door) to ensure those individuals with the greatest need are identified and prioritized, with appropriate referrals made to available services immediately.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Springfield employs a proactive, multi-agency strategy to address lead-based paint (LBP) hazards and expand access to lead-safe housing, particularly for low- and moderate-income households and families with young children. In collaboration with the Springfield-Greene County Health Department (SGCHD), the City Planning & Development Department conducts outreach, education, and intervention services designed to identify and reduce lead exposure risks in pre-1978 housing.

The SGCHD administers the Childhood Lead Poisoning Prevention Program, which provides education and case management for families of children under the age of six who test above the Centers for Disease Control and Prevention (CDC) blood lead reference level of 3.5 µg/dL. Between July 1, 2023, and June 30, 2024, 2,671 children were tested for lead in Springfield, with 185 (6.93%) exceeding the CDC threshold. When elevated blood lead levels are detected, SGCHD conducts environmental assessments to locate lead hazards and recommends or coordinates remediation strategies.

To reduce LBP risks in HUD-assisted housing, the City ensures that all landlords of pre-1978 units provide tenants and buyers with the federally required "Protect Your Family from Lead in Your Home" pamphlet, in accordance with the HUD Lead Disclosure Rule. The City also distributes educational brochures and fact sheets to inform the public about the dangers of lead exposure.

The City's lead hazard control activities are closely aligned with federal requirements under both HUD's Lead Safe Housing Rule (LSHR) and the EPA's Renovation, Repair, and Painting (RRP) Rule. All housing rehabilitation, renovation, or repair projects involving pre-1978 housing must be conducted by certified firms or contractors trained in lead-safe work practices. These practices are enforced across all relevant City programs to ensure compliance and to protect public health.

The City has integrated lead hazard evaluation and reduction into its Homeowner Emergency Loan Program (HELP), which provides financial assistance for critical repairs in owner-occupied homes within CDBG-eligible areas. All pre-1978 homes undergoing rehabilitation through HELP receive a Lead Risk Assessment by the City's environmental contractor. If lead-based paint is identified, the selected contractor is required to use HUD-compliant lead-safe work practices during repairs. Additionally, contractors and City staff are regularly trained on applicable HUD and EPA rules to ensure continuing compliance.

Housing units receiving assistance through the Housing Authority of Springfield or CDBG subrecipients are also inspected for LBP hazards, particularly when occupied by or intended for children under age six. If hazards are found, they must be mitigated per HUD's Lead Safe Housing Rule standards. Furthermore, comprehensive documentation is maintained for all inspections, risk assessments, and mitigation activities, as required by federal guidance.

How are the actions listed above related to the extent of lead poisoning and hazards?

These actions are directly tied to the ongoing risk of lead poisoning in Springfield, especially in older housing stock built prior to 1978. Although the average blood lead level in Springfield is relatively low (1.34 µg/dL as of mid-2024), the presence of lead in 6.93% of tested children underscores the importance of sustained mitigation efforts. The City's lead hazard reduction policies prioritize intervention where risks are greatest: older homes, HUD-assisted units, and households with young children. By linking testing, risk assessment, and remediation to the identified extent of exposure, the City is targeting its resources where they are most needed.

How are the actions listed above integrated into housing policies and procedures?

Lead hazard control is fully embedded in the City's housing rehabilitation activities. HELP guidelines mandate Lead Risk Assessments for all pre-1978 properties, and contractors must follow lead-safe protocols during construction and repair activities. Housing policies for both the Housing Authority and CDBG-funded programs require lead inspections for units intended for occupancy by young children, with abatement or interim controls implemented when hazards are found. The City's internal compliance procedures ensure full adherence to HUD's Lead Disclosure Rule and Lead Safe Housing Rule, and staff are trained to recognize and manage LBP risks appropriately.

To further strengthen its LBP hazard reduction efforts, the City ensures that only EPA-certified professionals are used for renovation and abatement activities, and it promotes digital and print education to increase community awareness. All work is carefully documented to meet HUD and EPA standards, supporting transparency and accountability. These integrated procedures ensure that the City's housing activities are safe, compliant, and supportive of healthy living environments for Springfield residents.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Springfield's Anti-Poverty Strategy consists of five main goals: Gun safety and gun violence reduction in area with the highest reported gun shots, Postsecondary educational attainment; Job training and placement, Economic development, and Support to low-income persons and households.

Established in 2017, Prosper Springfield (PS) collaborates with 300+ organizations to reduce poverty and improve education, health, housing, and employment outcomes. PS's goals include reducing poverty in Springfield and Greene County by 5% and increasing postsecondary attainment from 39.5% to 48% by 2025.

In 2022, PS started Phase II of their work by looking at ecosystems that impacted reaching our poverty reduction goals. The Prosper Springfield Equity and Prosperity Commission was created to review disaggregated data and develop goals based on those findings. New goals were set to reduce poverty by 10 percent for each population group and for individuals with disabilities by 2030. The push for increasing the number of certifications and degree completions has continued to lead the efforts largely by the Springfield Public School's vocational training and the Ozarks Technical Community College (OTC) programs.

OTC has been actively promoting programs in rural areas and with new approaches like year-round enrollment and educational advocates for each student. Non-profit organizations have enhanced wrap around services by creating community hubs with one-stop services to address housing needs and job ready skills to move individuals from living paycheck to paycheck.

For the past three years, gun safety and gun violence has increased. Community Partnership of the Ozarks established the Gun Safety and Violence Reduction Collaborative to determine the cause of the increase and to develop programs and projects to increase gun safety and reduce gun violence in the areas where gunshots are reported the most, which also happen to be areas where the poverty levels are higher.

Over the next three years different research projects and pilot programs will take place to determine the best way to address the issues caused in large part by having high levels of poverty. Economic Development activities continue to be a driving force to create more job opportunities through the Partnership for Progress, a formal partnership between the City, City Utilities, and the Chamber of Commerce, governing the development, management and cost recovery of industrial parks within the City. Also, the City Small Business Development Loan Program and associated Business Improvement Loan Program direct resources to small business who commit to low- and moderate-income job creation. The Business Incentive Program focuses on low-income business owners and potential business owners, providing business education and technical assistance in establishing a successful business. Economic Development is one of the City Council's highest priorities in their strategic plan. The

City, in cooperation with the Chamber of Commerce, and other stakeholders continually seek out projects that will revive the Center City and other areas in need of creating jobs, opportunities, and improving the quality of life for residents.

Support for nonprofits funded by CDBG helps break the poverty cycle by addressing immediate and systemic needs. The Restore SGF program enables residents to transition from renting to homeownership, bolstered by community hub programs that empower participants to achieve financial independence.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Springfield's poverty reduction goals are closely coordinated with the affordable housing strategies outlined in the Consolidated Plan to provide a comprehensive response to housing and economic challenges faced by low-income residents. Both initiatives share the overarching objectives of stabilizing housing, reducing cost burdens, and increasing self-sufficiency.

The Consolidated Plan prioritizes the development and preservation of affordable housing through HUD-funded programs like HOME and CDBG, which directly address poverty by ensuring safe, stable homes for low- and moderate-income households. These housing investments also align with poverty reduction goals by targeting areas of high need and promoting neighborhood revitalization.

The City's poverty reduction goals, programs and policies are coordinated primarily through: Prosper Springfield and the Ozarks Alliance to End Homelessness (Springfield/Greene, Christian and Webster Counties Continuum of Care), which coordinate homeless goals, programs, and policies in the three county Springfield area; and through relationships with area social service and faith-based organizations.

However, to strengthen coordination, the City also partners with several local organizations such as The Kitchen, Inc., Habitat for Humanity, and other non-profits to implement programs that provide housing, wraparound services, and economic empowerment. Services like job training, mental health support, and childcare are integrated into housing initiatives, helping residents achieve long-term stability.

Data-driven planning ensures resources are directed where poverty and housing insecurity overlap. The City uses data from sources like the American Community Survey (ACS) and the Point-in-Time Count to inform decisions, monitor progress, and align with state and federal priorities. Additionally, investments in infrastructure, public facilities, and social services in low-income neighborhoods complement housing efforts, addressing systemic poverty.

Together, these coordinated efforts support the City's mission to reduce poverty, increase housing access, and enhance quality of life for its most vulnerable residents.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Springfield employs a structured and comprehensive monitoring system to ensure that all activities funded under the Consolidated Plan comply with applicable federal regulations and program requirements. These procedures are outlined in the City's CDBG Subrecipient Monitoring Policy and Standard Operating Procedures, last updated in May 2024. Monitoring is carried out through a combination of risk-based selection for onsite or virtual reviews, routine desk monitoring, and tracking of performance indicators such as spending levels, client eligibility, and benefit to low- and moderate-income persons.

A formal risk assessment process determines which subrecipients receive onsite or virtual monitoring, considering factors such as award size, past compliance, organizational capacity, and audit findings. At least 25% of subrecipients are selected annually for comprehensive monitoring. Monitoring visits follow a structured five-step process including advance notice, entrance and exit meetings, written findings or concerns, and corrective action follow-up. In addition, technical assistance is provided biannually to subrecipients, helping them maintain compliance with procurement rules, recordkeeping requirements, allowable costs, and beneficiary data tracking.

In addition to compliance-focused monitoring, the City has made significant progress in promoting equitable access to housing and contracting opportunities through affirmative marketing and minority business outreach. The City maintains a robust, continually expanding affirmative marketing program aimed at increasing access among traditionally underserved populations. As of the end of the 2023 program year, the City was maintaining an email contact list of 158 individuals and organizations, including representatives of low- and moderate-income households, minorities, persons with disabilities, non-English-speaking individuals, persons with HIV/AIDS and their families, individuals experiencing homelessness, public housing residents, and service providers. These groups receive weekly email updates regarding affordable housing vacancies, ensuring regular and equitable access to available housing resources.

As a result of these efforts, minority occupancy within the City's affordable housing portfolio—including CDBG, HOME, and NSP-assisted units—reached 41.6% in 2023, substantially exceeding Springfield's overall minority population share of 17%, as reported in the 2022 American Community Survey (ACS). This reflects the City's commitment to representation and its success in reaching racially and ethnically diverse populations through direct, data-driven outreach strategies.

Additionally, the City advertises regularly in UNITE, a local minority-focused publication, to promote Section 3 contractor opportunities, builder outreach, and commercial loan programs. During the 2023

program year, the City expanded its outreach network by adding 13 new minority business contacts. Furthermore, its longstanding partnership with the Multicultural Business Association (MBA), formerly Minorities in Business, continues to support outreach efforts and disseminate information on economic development opportunities, particularly during Consolidated Plan development and public engagement activities.

These outreach and compliance strategies are closely integrated into the City's housing, economic development, and planning programs to ensure consistency with HUD's Lead Safe Housing Rule, the Lead Disclosure Rule, Section 3 regulations, and the City's broader comprehensive planning framework. Through coordinated monitoring, intentional outreach, and community partnerships, the City ensures long-term compliance, consistency in service delivery, and access to safe, affordable housing for all Springfield residents.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City's actual allocations for Fiscal Year 2025 are \$1,489,039 in Community Development Block Grant (CDBG) entitlement funds and \$1,013,179 in HOME Investment Partnerships Program (HOME) funds. Assuming level funding over the next five years, the City anticipates receiving approximately \$7,445,195 in CDBG and \$5,065,895 in HOME funds through the duration of the 2025–2029 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,489,039.00	1,300,000.00	1,140,426.00	3,929,465.00	14,470,535.00	The expected resources are derived from an analysis of previous CDBG activity.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,013,179.74	1,400,000.00	3,400,000.00	5,813,179.74	10,468,820.26	The expected resources are derived from an analysis of previous HOME activity including roughly \$75,000.00 HOME ARP funds that are committed but not yet expended.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Federal funds will be strategically used to leverage additional private, state, and local resources in support of eligible housing and community development activities. Leveraged funds may include homeowner equity contributions, private developer or business investments, Low-Income Housing Tax Credits (LIHTC), philanthropic and foundation grants, as well as allocations from county and city sources. These partnerships allow the City to extend the impact of limited federal resources and support a broader range of projects that benefit low- and moderate-income residents.

The City of Springfield has recorded HOME match funds equal to nearly eight times its annual HOME allocation, significantly exceeding the 25% matching requirement set forth by HUD. These match contributions are generated from eligible non-federal sources and are documented in accordance with HUD's HOME Match Log and applicable regulations.

In addition, in accordance with guidance from the Missouri Department of Economic Development (MoDED) and HUD's Neighborhood Stabilization Program (NSP) closeout procedures, any program income (PI) generated from activities originally funded under the 2008 MoDED NSP-1 Grant—after official grant closeout—remains available for any eligible CDBG activity. This flexibility further strengthens the City's ability to reinvest federal resources in ways that support long-term community development objectives.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Springfield already controls a meaningful inventory of surplus real estate that can be deployed to meet the affordable-housing and neighborhood-revitalization goals outlined in this Consolidated Plan. More than 150 vacant residential lots, acquired through tax foreclosure, nuisance abatement, or FEMA flood-buyout programs are concentrated in the City's Target Investment Corridors and older north-side neighborhoods. These parcels are being assembled for infill construction of duplexes, triplexes, cottage courts, and other "missing-middle" formats that help address the City's shortage of small, deeply affordable units.

Greene County holds additional surplus property, including obsolete roadway remnants and two decommissioned maintenance yards situated near fixed-route transit. Once encumbrances are cleared, these sites can be conveyed for mixed-income rental projects or transferred to the Springfield Community Land Trust with long-term affordability covenants.

To manage these assets more efficiently, the City and Greene County have applied for state technical-assistance funds to establish a joint land bank. Enabling legislation, modeled on Kansas City and St. Louis authorities, has been approved by the Missouri General Assembly, positioning Springfield to launch the land bank once start-up funding is secured. The new entity will clear titles, bundle scattered lots, and issue competitive RFPs, thereby reducing acquisition costs for builders and accelerating production of affordable housing while returning dormant parcels to the tax roll.

These publicly owned properties, together with the forthcoming land-bank structure, provide a ready pipeline of sites that can be aligned with HOME, CDBG, and other local resources to deliver housing, public facility, and economic-development projects over the next five years.

Discussion

The City maximizes every federal dollar by coordinating closely with its federal, state, and local partners and by pairing grant funds with other public- and private-sector resources. A robust revolving loan portfolio generates program income, sustaining projects year after year, while continual cost-efficiency reviews ensure that limited funds are stretched as far as possible.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Administration	2025	2029	Administration	Citywide	Program Administration & Planning	CDBG: \$517,336.00 HOME: \$241,317.00	Other: 2 Other
2	Affordable Housing - Owner Occupied	2025	2029	Affordable Housing	Citywide	Affordable Housing - Owner-Occupied	CDBG: \$527,723.00 HOME: \$195,862.74	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit Direct Financial Assistance to Homebuyers: 11 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing - Rental	2025	2029	Affordable Housing	Citywide	Affordable Housing - Rental	CDBG: \$1,024,406.00 HOME: \$5,301,000.00	Rental units constructed: 15 Household Housing Unit Rental units rehabilitated: 8 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 1 Households Assisted Housing Code Enforcement/Foreclosed Property Care: 1 Household Housing Unit
4	Economic Development	2025	2029	Non-Housing Community Development	Citywide	Economic Development & Job Creation	CDBG: \$1,480,000.00 HOME: \$.00	Facade treatment/business building rehabilitation: 1 Business Brownfield acres remediated: 1 Acre Jobs created/retained: 12 Jobs Businesses assisted: 1 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2025	2029	Homeless Eligible Public Services per grant regulations	Citywide	Public Services	CDBG: \$320,000.00 HOME: \$75,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 3800 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Homeless Person Overnight Shelter: 600 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds Homelessness Prevention: 50 Persons Assisted
6	Public Improvements	2025	2029	Public Improvements	Citywide	Public Improvements & Infrastructure	CDBG: \$30,000.00 HOME: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
7	Public Facilities	2025	2029	Public Facilities	Citywide	Public Facilities	CDBG: \$30,000.00 HOME: \$.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Program Administration
	Goal Description	This goal covers staff and support expenses for managing the various HUD grant programs. This can include planning compliance, executing the grant regulations, fair housing, neighborhood planning/assistance, technical assistance, environmental clearance/remediation/assessments, workout expenses, and any other related requirements.
2	Goal Name	Affordable Housing - Owner Occupied
	Goal Description	This goal covers items such as acquisition, rehabilitation, energy efficiency improvements, accessibility, down payment assistance, closing cost assistance, relocation, urgent needs, housing counseling, environmental clearance/remediation/assessments, workout/foreclosed property expenses, staff project delivery, and any other related items.
3	Goal Name	Affordable Housing - Rental
	Goal Description	This goal covers items such as acquisition, CBDO, new construction, energy efficiency improvements, accessibility, relocation, reconstruction, rehabilitation, CHDO set-aside, CHDO operating expenses limited to 5% to assist with capacity building to develop HOME projects and activities, urgent needs, environmental clearance/remediation/assessments, TBRA/Rapid Rehousing, workout/foreclosed property expenses, staff project delivery, and other related rental unit development activities.
4	Goal Name	Economic Development
	Goal Description	This goal covers assistance to eligible businesses and micro-enterprise entities to develop jobs, address slum and blight, and respond to urgent needs. It may also include acquisition, rehabilitation, reconstruction, environmental clearance/remediation/assessments, relocation, equipment, historic preservation, facades, technical assistance, staff project delivery, and other related items.
5	Goal Name	Public Services
	Goal Description	This goal covers various public services such as homeless assistance, homeless prevention/diversion, non-housing public services, neighborhood technical assistance, continuum of care coordinated entry, counseling, case management, rent mortgage/utility assistance, deposit assistance, childcare related activities, food banks, mental health, etc.

6	Goal Name	Public Improvements
	Goal Description	This goal covers items such as Public Works and Parks projects. Examples may include sidewalks, lighting, playground equipment, walking trails, and other improvements.
7	Goal Name	Public Facilities
	Goal Description	This goal covers public facility improvements for low mod area benefit such as parks, shelters, or city infrastructure.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed are anticipated to be completed within the 2025-2026 fiscal year. The City of Springfield's 2025-2026 fiscal year runs from July 1, 2025, to June 30, 2026.

Projects

#	Project Name
1	CDBG & HOME Administration
2	CDBG & HOME Affordable Housing - Owner Occupied
3	CDBG & HOME Affordable Housing - Rental
4	Economic Development
5	Public Services
6	Public Improvements
7	Public Facilities

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation of funding is in keeping with the priority needs identified in the Consolidated Plan and with citizen input obtained during the Annual Action Planning process. Housing issues include the need for additional affordable rental housing, also continued support for homeowner rehabilitation, emergency repair, energy efficiency/weatherization, down payment assistance; in addition to job creation and retention, public and homelessness services remain in demand as a carryover from COVID, and transportation access for those seeking assistance in any of these areas. Commercial Economic Development activities will address the carryover effects of lost jobs, business reductions and closures as well as promote continued pandemic recovery, and economic growth among the existing businesses, as well as attract new business creation and expansion. The microenterprise business community has been a constant producer of jobs and the emphasis on small business start-ups is growing.

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG & HOME Administration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Program Administration & Planning
	Funding	CDBG: \$517,336.00 HOME: \$241,317.00
	Description	This project covers staff and support expenses for managing the various HUD grant programs. This can include planning compliance, executing the grant regulations, fair housing, neighborhood planning/assistance, technical assistance, environmental clearance/remediation/assessments, workout expenses, and any other related requirements.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The funding covers the necessary staff and support costs of managing the CDBG & HOME programs.
	Location Description	City of Springfield, MO
	Planned Activities	This project covers staff and support expenses for managing the various HUD grant programs. This can include planning compliance, executing the grant regulations, fair housing, neighborhood planning/assistance, technical assistance, environmental clearance/remediation/assessments, workout expenses, and any other related requirements.
2	Project Name	CDBG & HOME Affordable Housing - Owner Occupied
	Target Area	Citywide
	Goals Supported	Affordable Housing - Owner Occupied
	Needs Addressed	Affordable Housing - Owner-Occupied
	Funding	CDBG: \$527,723.00 HOME: \$195,862.74
	Description	This project covers items such as acquisition, rehabilitation, energy efficiency improvements, accessibility, down payment assistance, closing cost assistance, relocation, urgent needs, housing counseling, environmental clearance/remediation/assessments, workout/foreclosed property expenses, staff project delivery, and any other related items. The City of Springfield, MO will provide eligible assistance to support home ownership.

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 25 low to moderate income families or individuals will be assisted with homeowner related activities.
	Location Description	City of Springfield, MO
	Planned Activities	This project covers items such as acquisition, rehabilitation, energy efficiency improvements, accessibility, down payment assistance, closing cost assistance, relocation, urgent needs, housing counseling, environmental clearance/remediation/assessments, workout/foreclosed property expenses, staff project delivery, and any other related items.
3	Project Name	CDBG & HOME Affordable Housing - Rental
	Target Area	Citywide
	Goals Supported	Affordable Housing - Rental
	Needs Addressed	Affordable Housing - Rental
	Funding	CDBG: \$1,024,406.00 HOME: \$5,301,000.00
	Description	This project covers items such as acquisition, CBDO, new construction, energy efficiency improvements, accessibility, relocation, reconstruction, rehabilitation, CHDO set-aside, CHDO operating expenses limited to 5% to assist with capacity building to develop HOME projects and activities, urgent needs, environmental clearance/remediation/assessments, TBRA/Rapid Rehousing, workout/foreclosed property expenses, staff project delivery, and other related rental unit development activities. The City of Springfield, MO will provide eligible assistance to support affordable rental properties.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 25 low to moderate income families or individuals will be assisted with rental housing related activities.
	Location Description	City of Springfield, MO

	Planned Activities	This project covers items such as acquisition, CBDO, new construction, energy efficiency improvements, accessibility, relocation, reconstruction, rehabilitation, CHDO set-aside, CHDO operating expenses limited to 5% to assist with capacity building to develop HOME projects and activities, urgent needs, environmental clearance/remediation/assessments, TBRA/Rapid Rehousing, workout/foreclosed property expenses, staff project delivery, and other related rental unit development activities.
4	Project Name	Economic Development
	Target Area	Citywide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development & Job Creation
	Funding	CDBG: \$1,480,000.00
	Description	This project covers assistance to eligible businesses and micro-enterprise entities to develop jobs, address slum and blight, and respond to urgent needs. It may also include acquisition, rehabilitation, reconstruction, environmental clearance/remediation/assessments, relocation, equipment, historic preservation, facades, technical assistance, staff project delivery, and other related items. The City of Springfield, MO will provide eligible assistance to support businesses and the development of businesses.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 12 jobs will be created/retained for low to moderate income individuals. Businesses will also be assisted with facades, rehabilitation, or remediation.
	Location Description	City of Springfield, MO
5	Planned Activities	This project covers assistance to eligible businesses and micro-enterprise entities to develop jobs, address slum and blight, and respond to urgent needs. It may also include acquisition, rehabilitation, reconstruction, environmental clearance/remediation/assessments, relocation, equipment, historic preservation, facades, technical assistance, staff project delivery, and other related items.
	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services

	Funding	CDBG: \$320,000.00 HOME: \$75,000.00
	Description	This project covers various public services such as homeless assistance, homeless prevention/diversion, non-housing public services, neighborhood technical assistance, continuum of care coordinated entry, counseling, case management, rent mortgage/utility assistance, deposit assistance, childcare related eligible activities, food banks, mental health, etc. The City of Springfield, MO will provide eligible assistance to support the various public services activities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 4,500 families or individuals will be assisted through the various public services.
	Location Description	City of Springfield, MO
	Planned Activities	This project covers various public services such as homeless assistance, homeless prevention/diversion, non-housing public services, neighborhood technical assistance, continuum of care coordinated entry, counseling, case management, rent mortgage/utility assistance, deposit assistance, childcare related eligible activities, food banks, mental health, etc.
6	Project Name	Public Improvements
	Target Area	Citywide
	Goals Supported	Public Improvements
	Needs Addressed	Public Improvements & Infrastructure
	Funding	CDBG: \$3,000.00
	Description	This project covers items such as Public Works and Parks projects. Examples may include sidewalks, lighting, playground equipment, walking trails, and other improvements. The City of Springfield, MO will provide eligible assistance to support public improvements.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 1,200 people will be assisted with the various public improvement projects.

	Location Description	City of Springfield, MO
	Planned Activities	This project covers items such as Public Works and Parks projects. Examples may include sidewalks, lighting, playground equipment, walking trails, and other improvements.
7	Project Name	Public Facilities
	Target Area	Citywide
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities
	Funding	CDBG: \$30,000.00
	Description	This project covers public faculty improvements for low mod area benefit such as parks, shelters, or city infrastructure. The City of Springfield, MO will provide eligible assistance to support public facilities.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that approximately 1,200 people will be assisted with the various public facilities projects.
	Location Description	City of Springfield, MO
	Planned Activities	This project covers public faculty improvements for low mod area benefit such as parks, shelters, or city infrastructure.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Beginning with this Consolidated Plan, the City of Springfield will expand the geographic eligibility for CDBG and HOME funds to encompass the entire city, moving beyond the limitations of the former Traditional Target Area. This shift is driven by updated data from the 2023 American Community Survey, on the ground field surveys, and findings from the current Analysis of Impediments to Fair Housing Choice (AI), which together reveal that challenges such as housing cost burden, substandard living conditions, and poverty are no longer confined to the city’s historical core.

While older neighborhoods on the north side and in central Springfield—such as Grant Beach, West Central, Midtown, Bissett, and Fassnight—continue to exhibit some of the highest poverty rates and the most concentrated inventory of aging single- and multi-family housing, need is now evident citywide. Several post-1960 subdivisions, where long-time homeowners are aging in place on fixed incomes, have crossed HUD’s low- and moderate-income (LMI) thresholds. In addition, significant concentrations of LMI households can now be found in large apartment complexes along West Republic Road, near the southern city limits, and in the northeast off Glenstone Avenue.

The City also notes that its minority and disability populations are geographically dispersed and do not form HUD defined Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Given this pattern of dispersed need, a uniform, citywide eligibility standard is both balanced and practical. Under this new framework, any census tract or block group within the city that meets HUD income criteria—whether located in the traditional urban core, along a Forward SGF corridor, or in newly developed areas—will be eligible to receive federal funds for affordable housing, neighborhood revitalization, or public services.

This broader geographic scope ensures that federal investments can be directed where they are most needed, in alignment with changing demographic and economic conditions, while supporting Springfield’s commitment to inclusive, data-driven community development.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City’s 2025–2029 Consolidated Plan expands the geographic eligibility for use of CDBG and HOME funds from the traditional Target Area to a citywide approach. This shift reflects updated data from both the Consolidated Plan and the current Analysis of Impediments to Fair Housing Choice (AI), which show

that housing instability, cost burden, and poverty are no longer concentrated solely in the city's core neighborhoods. Instead, smaller pockets of need are now evident across nearly all areas of the city.

The AI highlights that Springfield's poverty rate remains disproportionately high for Black households (37.6%) and Hispanic households (28.4%) compared to White households (17.2%). However, these populations are dispersed across the city and do not form HUD-defined Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). Similarly, indicators such as severe housing cost burden, substandard housing conditions, and elevated disability rates are present in many census tracts citywide, regardless of geographic quadrant or proximity to the urban core.

In response, the City is adopting a uniform citywide allocation strategy for its HUD entitlement programs. All low- and moderate-income (LMI) census tracts and qualified block groups within the city limits are now eligible to receive federal investment. This approach eliminates the need for a static Target Area boundary and ensures that emerging needs can be addressed wherever they arise—whether in aging multifamily developments near the urban core, or scattered LMI households in areas previously ineligible under the old framework.

This citywide eligibility framework allows the City to direct resources more effectively and consistently, ensuring that investments are guided by local data and responsive to changing housing conditions throughout the community. It also simplifies administration for partners and applicants by creating consistent standards across all eligible areas, reducing confusion and increasing access.

Investment decisions will continue to be guided by objective beneficiary need, community input, and alignment with broader planning goals. Springfield's Forward SGF comprehensive plan and newly adopted 2025 Land Development Code both promote higher-density, mixed-income development along key corridors and in neighborhood centers, supporting a more balanced housing supply throughout the city.

By removing outdated geographic restrictions and enabling citywide deployment of federal housing and community development resources, Springfield is better positioned to address housing disparities, close service gaps, and respond nimbly to challenges as they emerge over the next five years. This citywide approach ensures that public investments benefit residents across all neighborhoods, supporting long-term affordability, stability, and improved quality of life throughout the community.

Discussion

The decision to expand geographic eligibility citywide represents a significant shift in how the City targets its federal investments. Rather than relying on a fixed Target Area boundary established in previous Consolidated Plans, this approach enables more flexible and responsive deployment of CDBG and HOME funds. By removing geographic limitations, the City can direct resources to areas of need wherever they arise, based on current data and evolving conditions, rather than outdated maps or arbitrary boundaries.

This strategy also simplifies the grant application and review process for partner organizations, eliminating confusion over eligibility and allowing staff to apply consistent standards across all qualifying areas. Moreover, a citywide framework ensures that residents experiencing housing instability, poverty, or service gaps, regardless of where they live, can benefit from the City's HUD-funded programs. This practical, needs-based model strengthens the City's capacity to address housing disparities, increase housing choice, and promote long-term neighborhood vitality across Springfield.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Springfield provides affordable housing through various means. The City will utilize subrecipients to provide services for homeless persons, as well as assist with affordable housing through rental assistance for homelessness prevention. The City builds new rental units and rehabilitates existing units through both our non-profit partners and private developers.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	73
Special-Needs	5
Total	78

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	16
Rehab of Existing Units	20
Acquisition of Existing Units	1
Total	62

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

This information above is based on the estimated goals for the construction and rehabilitation of both owner-occupied and rental housing units along with rental assistance estimates. Special needs assistance to persons with disabilities are often included in the Homeless and Non-homeless services and housing development programs.

AP-60 Public Housing – 91.220(h)

Introduction

There are no projects from the City's HUD grants covered in this Annual Action Plan that have been assigned to be used solely to meet the needs of public housing residents. However, the City of Springfield continues to work with our local PHA (Housing Authority of the City of Springfield – HAS) and supports the PHA's Five-Year Plan.

Actions planned during the next year to address the needs of public housing

The Public Housing Authority's annual plan, described herein, includes repairs and rehabilitation for their aging facilities for the 5-year period. Included in the Public Housing Authority's Annual Plan is a significant change for the Rental Assistance Demonstration (RAD) over the next several years to rehabilitate, demolish/replace existing public housing developments and change to a Project-Based Voucher assistance program. The next year application for RAD is two separate phases with the first being a single High-rise tower of 142 units known as Stillwell Columns. The second phase for this year will consist of 182 units of public housing units which include two high-rises: South Tower, and Heritage Towers. The PHA now has 297 Project-Based Vouchers in Keystone Family Homes, from its first RAD conversion of family site units. Keystone Family Homes has fully met its stabilization goals and is leasing up as planned.

Coordination with the Springfield Affordable Housing Office (One Door) and the City's joint marketing of HOME rental units via the PHA Section 8 staff is expected to result in continued availability of quality choices for those receiving vouchers that may be graduating from the PHA facilities. The PHA sustains 101 VASH Vouchers for Homeless Veterans, 23 Mainstream Vouchers, 8 Foster Youth Vouchers, 60 Emergency Housing Vouchers, and 919 Housing Choice Vouchers. Overall Total Vouchers Allocation for the City of Springfield is 1408 which includes the 297 Project-Based Vouchers including the RAD PBV units. The Housing Authority of Springfield continues to increase the number of Section 8 Vouchers to help low-income residents in the City of Springfield and help its mission to combat homelessness.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority has six (6) established programs which increase resident involvement and is working on collaborative with four other entities to further expand resident involvement:

- Life builders, a ministry program for residents
- Resident Council where residents provide comments and can vote on activities.
- Greene County Public Library
- Pregnancy Care Center
- St. Elizabeth Ann Seaton Collaborative

- Springfield Police Department Safety Education Initiative

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HAS is not designated as troubled.

Discussion

The PHA housing staff and City staff are connected through a local Housing Collaborative and the Springfield/Greene, Christian and Webster Counties Continuum of Care (Ozarks Alliance to End Homelessness) which enables a flow of information between the agencies, fostering cooperation, and joint assistance as needed. The Springfield Housing Authority's strategic plan is aligned with the City's identified needs of expansion of affordable housing including workforce housing and other special populations. Additionally, the City supports the PHA when they apply for LIHTC funding as necessary.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City's intent is to continue the financial support of the O'Reilly Center for Hope and One Door (Coordinated Entry System provider for the Continuum of Care) to assist individuals and families facing homelessness and to implement HEARTH Act requirements. The vision of the O'Reilly Center for Hope is to function as a community-based housing office that offers one-stop housing and homeless prevention services and provide a centralized access point for affordable housing resources and homeless prevention information, eligibility screenings, intake assessment, and referrals.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City intends to support and fund programs that support unsheltered persons through community outreach programs, such as:

- The Kitchen – Home At Last – SSVF Outreach Team (2 staff)
- Camp Outreach through One Door
- Day of Hope events
- Point In Time Count (PIT)
- Day Shelters / Drop-in Centers
- Crisis Cold Weather Shelters
- Endangering the Welfare of a Child (EWOC) – Salvation Army

Coordinated Entry System Assessments will be conducted through the One Door program, who will administer the prioritization list and facilitate case conferencing activities for housing program referral and placement. Additionally, Burrell Behavioral Health's PATH Street Outreach team has access to complete assessments in the field as a designated "front door" access point.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City intends to provide support in various means to:

- Help homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

- Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.
- Help ensure there is an adequate system in place for Crisis Cold Weather Shelters.
- Work with on-going programs in the community, including:
- Public Housing Authority- facilitating access to public housing and Section 8 vouchers, including VASH for eligible Veterans.
- OACAC – LIHEAP energy assistance
- Salvation Army – rental assistance

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Springfield collaborates with a robust network of partner agencies and service providers to support individuals and families transitioning from homelessness to permanent housing and independent living. These partnerships prioritize permanent housing solutions, rapid rehousing, and wraparound services that promote long-term stability. Central to these efforts is the Ozarks Alliance to End Homelessness (OAEH), the HUD-designated Continuum of Care (CoC) for Christian, Greene, and Webster Counties. The City serves as the Lead Agency for the OAEH, providing administrative oversight, planning, funding coordination, and policy development support. Facilitated locally by Community Partnership of the Ozarks (CPO) since 1995, the OAEH coordinates community-wide strategies to ensure homelessness is rare, brief, and non-recurring.

The City provides ongoing planning, funding, and support to advance the goals of the OAEH, which are detailed in its Strategic Action Plan 2023–2025. These goals include making homelessness rare by preventing first-time homelessness, making it brief and one-time by shortening the duration of homelessness and preventing recurrence, and increasing community engagement and education to promote solutions and awareness. A critical component of this strategy is the Coordinated Entry System (CES), which uses standardized assessments to prioritize individuals and families with the greatest needs, ensuring equitable access to available housing and services. CES is operated collaboratively among CoC member agencies and enables efficient, data-driven resource allocation.

The City of Springfield also participates in the Housing Collaborative, a cross-sector group of housing stakeholders that meets monthly to address local housing needs across the continuum—from homelessness to homeownership. This group includes representatives from nonprofit housing

organizations, behavioral health and substance use providers, workforce agencies, public housing authorities, and faith-based and educational partners. The Collaborative plays a vital role in problem-solving for special populations, including chronically homeless individuals, veterans, families with children, and unaccompanied youth.

Additionally, during extreme weather events, the OAEH oversees the Crisis Cold Weather Shelter (CCWS) network to ensure emergency shelter availability when temperatures fall below freezing. During the 2023–2024 winter season, the CCWS operated for 52 nights and provided over 10,187 bed nights, helping protect the most vulnerable residents from life-threatening exposure. These shelters are supported through a broad partnership including host sites, community volunteers, and public sector partners such as the City of Springfield and City Utilities.

The City supports and collaborates with CoC members and other community partners in expanding access to affordable housing units and providing rental assistance, eviction prevention, and case management services designed to prevent returns to homelessness. Through coordinated entry, Housing First models, and targeted outreach, the community works to reduce the time individuals and families spend without housing and to help them achieve stability.

These comprehensive, coordinated efforts between the City, OAEH, and the Housing Collaborative demonstrate a strategic, inclusive approach to ending homelessness in Springfield and the surrounding region.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Springfield will continue to collaborate with the Ozarks Alliance to End Homelessness (OAEH)— the HUD-designated Continuum of Care (CoC)—to support and expand homeless prevention and shelter diversion initiatives. These efforts aim to assist low-income and extremely low-income individuals and families in maintaining housing stability, with special attention given to those at heightened risk of homelessness, including persons discharged from institutions such as hospitals, behavioral health facilities, foster care, and correctional systems.

A key tool in these efforts is the Coordinated Entry System (CES), locally known as One Door, which ensures that individuals and families experiencing or at risk of homelessness are assessed using standardized tools and referred to the most appropriate housing and supportive services. The City actively supports the further development of CES and the infrastructure necessary to ensure timely referrals, reduce system gaps, and prioritize those with the most urgent needs. One Door is operated by CPO and functions as the central access point for housing crisis response across Christian, Greene, and

Webster counties.

In alignment with OAEH's Strategic Action Plan 2023–2025, the City also supports programs that assist individuals as they transition out of institutions, reducing the risk of homelessness among those recently discharged from publicly funded systems of care. This includes collaboration with local hospitals, behavioral health providers, the juvenile justice system, and the foster care network to establish discharge protocols and warm hand-offs into stable housing situations.

The City and its partners also promote ongoing coordination among public and private agencies delivering housing, health, employment, and youth services. Through programs supported by ESG, HOME-ARP, and other funding sources, resources are directed toward eviction prevention, utility assistance, tenant stabilization, and rapid resolution strategies that prevent the inflow of new households into homelessness.

In 2024, the City provided \$246,000 in one-time HOME-ARP funding to CPO to implement a Homeless Prevention and Shelter Diversion Program, specifically targeted toward individuals and families meeting the federal definition of HOME-ARP Qualifying Populations. This two-year program is designed to operate through December 31, 2026, offering individualized case management, financial assistance, and housing problem-solving strategies to divert at-risk individuals from entering the shelter system. The program supports those recently discharged from institutions and those receiving assistance from social service agencies. Although the current program is made possible by HOME-ARP funding, City staff are actively exploring additional funding sources to sustain the program beyond 2026 and maintain critical prevention services.

Additionally, the City supports local workforce development and behavioral health initiatives that help address underlying challenges contributing to housing instability, such as unemployment, trauma, and lack of access to affordable healthcare. Through this comprehensive and collaborative approach, the City of Springfield and the OAEH aim to prevent homelessness before it begins, particularly among the most vulnerable populations, and to ensure a more effective and equitable response system for those at imminent risk.

Discussion

The City has continued to demonstrate its commitment to the implementation of the HEARTH Act by serving as the Lead Agency for the Ozarks Alliance to End Homelessness and supporting the Coordinated Entry System through One Door. These efforts reflect a system-wide approach to preventing and ending homelessness that aligns with HUD's core objectives of making homelessness rare, brief, and non-recurring. Through targeted investments in outreach, prevention, shelter diversion, and permanent housing strategies, the City has prioritized the most vulnerable populations, including chronically homeless individuals, families with children, veterans, and unaccompanied youth. The City's support for innovative partnerships such as the O'Reilly Center for Hope and the newly funded HOME-ARP Homeless Prevention Program further highlights its commitment to leveraging resources and improving

outcomes. These initiatives, guided by the OAEH Strategic Action Plan and developed through ongoing collaboration with community partners, position the City to continue advancing the goals of the HEARTH Act in a coordinated, data-informed, and person-centered manner.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Springfield recognizes that certain public policies, including zoning ordinances, building codes, fees and charges, and land use controls, can unintentionally contribute to barriers to affordable housing. As described in the MA-40 section of the Consolidated Plan, Springfield continues to face regulatory and market-driven challenges, such as limited housing options under older zoning codes, rising construction and development costs, and a shrinking supply of buildable infill lots. These factors have combined to increase pressure on the city's affordable housing market, particularly for low- and moderate-income (LMI) households.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address these barriers, the City plans to take several coordinated actions during the 2025 program year. A key effort is the implementation of the City's new Land Development Code (LDC), adopted in 2025. This code modernizes zoning and subdivision regulations, expands opportunities for various housing types, including missing middle housing, and simplifies infill development processes. The City will closely monitor how these updates influence housing production and affordability outcomes during the first full year of implementation.

Additionally, the City Council recently approved a citywide eligibility framework for HUD funded housing investments, replacing older restrictions that limited funding to a defined target area. This new approach promotes geographic flexibility and housing choice while enabling federal investments to be deployed wherever needs are greatest.

Finally, the City remains committed to ongoing stakeholder engagement and policy review. Regular coordination with developers, nonprofit housing providers, and financial institutions will help identify additional opportunities to reduce barriers and streamline processes. Feedback from these partners will be used to inform future updates to zoning codes, design standards, or procedural requirements that may delay or discourage the development of affordable housing.

Through these combined actions, Springfield aims to reduce the negative effects of outdated policies and create a more responsive, flexible environment that supports increased affordable housing development. These efforts are rooted in Forward SGF and represent a long-term commitment to addressing both regulatory and market barriers that limit housing choice and opportunity.

Discussion:

With the adoption of a new zoning map in 2026, the City will be working to remove barriers to affordable housing by implementing its new Land Development Code, which expands housing options and simplifies zoning regulations. A citywide eligibility framework now allows HUD funds to be invested

wherever needs exist, removing previous geographic restrictions. The City also prioritizes the use of federal funds to support infill development and reduce site preparation costs. Coordination with developers and public agencies continues. These combined efforts aim to reduce regulatory burdens, promote flexibility, and increase the production and preservation of affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

The City will address housing affordability, neighborhood revitalization, and economic mobility through a combination of direct investment, strategic partnerships, and policy innovation. The 2025-2029 Consolidated Plan builds on Springfield's four decades of experience managing revolving loan programs and reflects the most robust community engagement in the history of its HUD funded activities. By aligning CDBG and HOME funds with program income, local sales-tax revenues, and private capital, the City aims to maximize the impact of every federal dollar.

Actions planned to address obstacles to meeting underserved needs

Springfield continues to face obstacles such as an aging housing stock, rising construction costs, and widespread but dispersed pockets of need. To address these challenges, the City will implement the following strategies:

- Expand the Community Development Loan Program to finance the acquisition, rehabilitation, and construction of “missing middle” rental housing types (e.g., duplexes, triplexes, and cottage courts).
- Continue to invest in the construction of new, energy-efficient affordable rental housing, leveraging CDBG, HOME, and private funds to create high-quality, income-restricted units throughout the city.
- Launch a City land bank, enabled by new state legislation, to assemble vacant or tax-delinquent parcels for redevelopment into income-restricted housing and mixed-use projects.
- Implement the 2025 Land Development Code to streamline approvals and expand by-right zoning for smaller housing formats.
- Continue to support the One Door Coordinated Entry System at the O'Reilly Center for Hope and continue engagement with the Continuum of Care (MO-600) (dba Ozarks Alliance to End Homelessness).
- Collaborate with nonprofit service providers that support low- and moderate-income individuals, including persons with disabilities, veterans, older adults, and minority populations, to help them access essential services and safe, affordable housing.
- Maintain ongoing down-payment assistance efforts and promote homeownership using forgivable loans.
- Support job training and placement efforts via the City's Workforce & Economic Vitality Department using multiple federal and state workforce grants.

Actions planned to foster and maintain affordable housing

The City will continue to foster and preserve affordable housing through a comprehensive approach that blends direct financial assistance, strategic code enforcement, and collaborative partnerships with public and nonprofit stakeholders. The Homeowner Emergency Loan Program (HELP) will remain a cornerstone of this effort, offering forgivable loans for urgent repairs that help low-income homeowners maintain safe, livable conditions and avoid displacement. Additional rehabilitation support will be available through revolving loan tools, including Restore SGF, which finance exterior improvements and the adaptive reuse of underutilized or vacant properties.

To ensure long-term affordability, the City will partner with nonprofit developers to acquire and preserve housing units at risk of conversion to market-rate, particularly those developed with Low-Income Housing Tax Credits (LIHTC) or other time-limited affordability covenants. Rental inspection and enforcement programs will continue to be paired with low-interest rehabilitation loans for responsible landlords, improving conditions while minimizing the risk of rent hikes for existing tenants.

The City will also offer loan extensions to developers graduating from affordability periods, requiring commensurate extensions of affordability terms to maintain housing access for low- and moderate-income households.

City staff will remain active participants in the Housing Collaborative, a cross-sector forum that supports problem-solving and systems alignment across the full spectrum of housing need, from homelessness to homeownership. Additionally, the City will continue coordinating with the Southwest Regional H.O.M.E. Team and other agencies to promote accessible housing options, expand the use of universal design, and advance fair housing practices for individuals with disabilities and other underserved populations.

Actions planned to reduce lead-based paint hazards

The City implements a proactive, multi-agency strategy to reduce lead-based paint (LBP) hazards, particularly for low- and moderate-income households with young children. In partnership with the Springfield-Greene County Health Department (SGCHD), the City integrates LBP prevention and mitigation into all relevant housing activities.

All pre-1978 homes assisted through the Homeowner Emergency Loan Program (HELP) undergo a Lead Risk Assessment by a certified environmental contractor. If hazards are identified, contractors must follow HUD-compliant lead-safe work practices under the Lead Safe Housing Rule (LSHR) and EPA's Renovation, Repair, and Painting (RRP) Rule. These requirements also apply to CDBG subrecipients and Housing Authority properties housing families with young children.

SGCHD's Childhood Lead Poisoning Prevention Program provides testing, education, and case management. From July 2023 to June 2024, 2,671 children were tested in Springfield, with 6.93% exceeding the CDC's 3.5 µg/dL reference level. Environmental assessments and coordinated remediation

are provided for affected households.

To support public education, the City distributes HUD's required disclosure pamphlet, along with brochures and fact sheets on lead hazards. City staff and contractors receive regular training on HUD and EPA regulations to ensure compliance and safe practices.

These integrated efforts help prevent lead exposure, protect vulnerable residents, and support safe, healthy housing throughout Springfield.

Actions planned to reduce the number of poverty-level families

The City will continue a coordinated anti-poverty strategy focused on housing stability, education, job access, and economic mobility. Through Prosper Springfield, a collective-impact initiative involving over 300 partner organizations, the City aims to reduce poverty by 10 percentage points across all subgroups, including individuals with disabilities by 2030. This work emphasizes community hub models that deliver co-located services such as job training, housing support, mental health care, and financial counseling in high-poverty areas. These hubs are being deployed in newly designated Gun Violence Zones, which overlap with neighborhoods reporting high poverty and frequent gun violence. The Gun Safety and Violence Reduction Collaborative, led by the Community Partnership of the Ozarks (CPO), is developing programs to improve safety and opportunity in these areas.

The City continues to invest in post-secondary and vocational education through partnerships with Springfield Public Schools and Ozarks Technical Community College (OTC), supporting certifications, year-round enrollment, and student advocates. Workforce development is further supported through the City's Department of Workforce & Economic Vitality, the Missouri Job Center and various federal and state training grants.

To promote economic mobility, the City offers Small Business Development and Business Improvement Loans to entrepreneurs who commit to hiring low- and moderate-income residents. These efforts are coordinated with the Partnership for Progress, a collaboration with City Utilities and the Chamber of Commerce focused on job creation and industrial development.

CDBG-funded public service grants will continue to support after-school programs, childcare subsidies, and financial literacy education, removing barriers to employment and economic advancement.

All anti-poverty efforts are closely aligned with the Consolidated Plan's housing strategies. The City uses data from the American Community Survey and Point-in-Time Count to direct resources where poverty and housing insecurity intersect, ensuring HUD and local investments work together to increase stability and opportunity for Springfield residents.

Actions planned to develop institutional structure

The City will continue to strengthen its institutional framework by building on longstanding partnerships, expanding capacity, and improving data integration to deliver housing and supportive services efficiently and effectively. The Planning & Development Department will remain the City's lead HUD agency and serve as the Collaborative Applicant for the Ozarks Alliance to End Homelessness (OAEH), the HUD-recognized Continuum of Care (CoC) for Greene, Christian, and Webster Counties.

As part of this leadership role, the City will:

- Operate and grow its active loan portfolio, currently exceeding \$47.5 million, leveraging CDBG and HOME funds to support housing development, preservation, and small business growth.
- Manage and enhance the O'Reilly Center for Hope, a CDBG-funded, co-located hub for more than 20 agencies that offers housing navigation, healthcare, legal aid, employment services, and Coordinated Entry through the One Door system.
- Advance the Healthcare to Housing Coalition, a partnership linking hospitals, shelters, and other healthcare providers to reduce hospital discharges into homelessness and coordinate wraparound care for medically vulnerable populations.
- Launch and operationalize a City Land Bank, made possible through recently enacted state legislation, to consolidate vacant or tax-delinquent parcels and expedite redevelopment into affordable housing or mixed-use projects.
- Continue system integration efforts, merging data systems for Homeless Management Information System (HMIS), code enforcement, and loan servicing to enhance service coordination and monitoring.
- Address gaps in shelter and youth housing capacity, including support for the New Day Center and the YouthConnect Center, as well as expanding Crisis Cold Weather Shelter services funded through local Marijuana Tax Revenue and ARPA funds.
- Maintain strong governance and collaboration across the OAEH, including leading Coordinated Entry refinements, convening community planning partners, and supporting projects aligned with the HEARTH Act and local housing goals.

Through these efforts, Springfield aims to build a responsive, coordinated, and resilient institutional structure that delivers housing stability and economic opportunity for low- and moderate-income residents across the city.

Actions planned to enhance coordination between public and private housing and social service agencies

The City maintains a proactive and integrated approach to coordinating public and private housing activities with health and social service systems. These efforts are critical to ensuring effective delivery of HUD funded programs and to meeting the complex needs of low-income and vulnerable residents.

The City remains actively engaged in the Ozarks Alliance to End Homelessness (OAEH), the HUD-recognized Continuum of Care (CoC) for Greene, Christian, and Webster Counties. Springfield has three representatives on the OAEH Executive Board: one staff member from the Planning & Development Department and two appointees selected by the Mayor. The Board itself comprises a broad cross-section of public and assisted housing providers, nonprofit developers, and private and governmental health and service agencies. Participating organizations include Burrell Behavioral Health, the Springfield-Greene County Health Department, The Kitchen, Inc., KVC Missouri, MSU Care (Mercy-affiliated clinic), the Housing Authority of Springfield, Missouri State University, Gathering Friends for the Homeless, Springfield Police Department, Brentwood Christian Church, Springfield's Multicultural Business Association, FORVIS MAZARS (Greene County representative), two community-at-large members, and an individual with lived experience of homelessness.

In November 2023, the OAEH launched the Healthcare to Housing Coalition to foster stronger linkages between housing, healthcare, and social service providers. This initiative supports coordinated health and housing responses through key intervention points, such as medical practitioner education, health insurance navigation, embedded RNs at shelters, and targeted public awareness campaigns. City staff participated in consultations with coalition members during the development of the Consolidated Plan.

To further improve coordination, the City participates in monthly meetings of the Housing Collaborative. This forum, which has existed for over two decades, includes public and assisted housing providers, social service agencies, nonprofit developers, and private landlords. Collaborative members work together to match housing resources with vulnerable populations and to streamline referrals across systems.

The City will continue to maintain representation on the OAEH Executive Board and support ongoing improvements to the Coordinated Entry System (CES). Through its CDBG Public Service Program, the City will fund eviction prevention, legal aid, housing navigation, and behavioral health services. Additionally, the City will consider preference policies for specific populations, including the homeless and those that are unstably housed, on a case-by-case basis in accordance with HUD guidance and City approval.

Together, these actions ensure a highly coordinated system of care across housing, health, and social service sectors, allowing Springfield to respond effectively to emerging community needs and deliver impactful HUD funded interventions.

Discussion:

Through strategic investment, interagency collaboration, and the deployment of new tools such as a citywide eligibility framework and modernized zoning policies, Springfield will ensure that HUD resources are directed to where they are most needed. By coupling targeted rehabilitation and housing preservation with coordinated health, workforce, and public service efforts, the City will work to achieve stable housing, enhanced opportunity, and long-term neighborhood stability over the next five years. These efforts are further supported by innovations in institutional structure, such as the creation of a

City Land Bank, expanded data integration across systems, and strengthened leadership in the Continuum of Care.

By embedding public health, education, and economic mobility strategies into its housing framework, the City is advancing a holistic response to the interrelated challenges of poverty, housing instability, and community disinvestment. Springfield's approach positions it to adapt quickly to emerging needs, leverage diverse funding streams, and coordinate effectively with regional partners to maximize the impact of its HUD investments.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section outlines the City of Springfield's program-specific requirements for administering the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs during the program year, as required by HUD regulations. The information provided herein addresses statutory and regulatory requirements governing the use of CDBG and HOME funds, including program income, eligible uses, and the City's policies and procedures related to affordability, resale and recapture provisions, refinancing, and preferences for targeted populations. The content reflects the City's commitment to compliance, transparency, and the strategic alignment of funding with community-identified priorities. Projects funded through these programs are identified in the Annual Action Plan's Projects Table, including those utilizing anticipated program income. This section also describes how the City ensures long-term affordability of HOME-assisted housing units and the mechanisms in place to enforce recapture or resale restrictions. Additionally, the City's policies regarding tenant-based rental assistance, developer eligibility, and preferences for vulnerable or special-needs populations—if applicable—are addressed in accordance with federal guidelines.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

0.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HOME funds will not be used for items not described in § 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

- a. **Recapture of the Direct HOME subsidy** will be used for homebuyer activities. Full repayment (recapture) is required during the required affordability period in accordance with 92.254 (4). This will be enforced using the recapture of all the funds provided less any pre-payments made by the homeowner. Alternatively, the property may be sold to a low/mod income household if the buyer assumes the recapture requirements for any remaining portion of the affordability. In the event of an involuntary sale or transfer of ownership due to foreclosure or if property values have decreased and there are no net proceeds or insufficient proceeds to pay the loan in full, then the repayment of the loan will be limited to the net proceeds from that sale (if any). Net proceeds are the sale price minus superior loan repayments and reasonable closing costs.
- b. For HOME assisted homebuyer units, the maximum purchase price limits in effect at the time of purchase prescribed by HUD or City imposed purchase price limits, whichever is less will apply.
- c. Owner occupancy as their primary residence is required for the full affordability period.
- d. **Resale Restrictions:** For homeownership properties controlled by a long-term ground lease with resale restrictions requiring the buyer to occupy the property as their principle residence, the City must approve the resale restrictions that will apply prior to funding.
- e. **Fair Return on Investment.** For a fair return to the seller within the affordability period, the appraiser will be advised of all the homeowner improvements that were made to the property to ensure a fair return is included in the appraiser's valuation of the property's resale value. Some improvements which may affect the value include, but are not limited to room additions, kitchen or bath remodel, energy-efficiency enhancements, paved driveway. Replacement of existing, worn-out items normally will not usually be considered

at full value, if at all. The appraiser can evaluate the impact on value based on these improvements and amenities in comparable homes in the marketplace.

- f. ***Affordable to a reasonable range of low-income homebuyers:*** All HOME re-sales that may occur within the affordability period must provide for a fair price to the next homebuyer who must qualify under the applicable funding restrictions. Since the City may use also apply CDBG or NSP funds for homebuyer activities, the applicable income limits for the type of funding will apply to the purchasers. If more than one type of funding is used, the more stringent limits will apply. To ensure the property is affordable, the sale price must not exceed an amount the FHA loan payment would exceed 35% of a 4-person household's income at 80% AMI. For NSP funded properties this limit may include up to 120% AMI household income, where applicable.
- g. Mortgage Deeds of Trust and/ or Covenants Running with the Land will be used for enforcement of the affordability, as applicable, for each funded property.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds See 24 CFR 92.254(a)(4) are as follows:

Mortgage Deeds of Trust and/ or Covenants Running with the Land will be used for enforcement of the affordability, as applicable, for each funded property.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing multifamily loans made or insured by any federal program, including CDBG. Should refinancing of debt be required for financial viability for a multifamily housing project, then these guidelines will apply:

- a. Rehabilitation must be the primary activity by calculating the rehab cost/unit must be greater than the refinance amount/unit;
- b. Review by staff and approved by the Loan Committee that the management practices do not show disinvestment and long-term needs will be served through the affordability period; clearly state that the new investment will maintain the existing units or create additional units or both; require a minimum of 15 additional years of affordability; the project location is within a current Consolidated Plan identified area.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

Not applicable.

6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

Not applicable.

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

Not applicable.

Eligible applicants for HOME funds: Both for-profit and nonprofit developers are eligible to apply for HOME funding through any of the City's active loan programs. Private individuals may also apply for homebuyer assistance under applicable programs. Selection will be based on available City funding levels, project readiness and feasibility, timely use of funds, and standard underwriting procedures, including Loan Committee review and approval. Application materials are available at the City's Planning & Development Department office and on the City's official website.

Appendix - Alternate/Local Data Sources

1	Data Source Name Housing Authority of the City of Springfield
	List the name of the organization or individual who originated the data set. Housing Authority of the City of Springfield
	Provide a brief summary of the data set. Number of Public Housing Units
	What was the purpose for developing this data set? This data will allow for a more accurate reflection of the total number of Special Purpose Vouchers.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? This data set enumerates the total public housing units within the corporate limits of the City of Springfield, MO.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2020
	What is the status of the data set (complete, in progress, or planned)? Complete
2	Data Source Name American Community Survey (ACS) 5-Year Estimates
	List the name of the organization or individual who originated the data set. U.S. Census Bureau
	Provide a brief summary of the data set. ACS provides housing characteristics, including the number of vacant housing units by type (for rent, for sale, other vacant).
	What was the purpose for developing this data set? To provide annual data on demographic, economic, and housing conditions for communities across the U.S.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Nationwide, including complete coverage of Springfield, Missouri census tracts.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2019–2023 (latest 5-year estimates used)

	What is the status of the data set (complete, in progress, or planned)? Complete
3	Data Source Name City of Springfield Housing Study (2023) List the name of the organization or individual who originated the data set. City of Springfield Planning & Development Department in partnership with APD Urban Planning + Management Provide a brief summary of the data set. A windshield survey assessing exterior housing conditions, vacancies, and structural quality of ~48,000 residential structures. What was the purpose for developing this data set? To inform the 2025–2029 HUD Consolidated Plan and housing policy recommendations. How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Entire City of Springfield housing stock. What time period (provide the year, and optionally month, or month and day) is covered by this data set? Fall 2023 What is the status of the data set (complete, in progress, or planned)? Complete
4	Data Source Name City Code Enforcement & Nuisance Property Reports List the name of the organization or individual who originated the data set. City of Springfield Building Development Services (BDS) Department. Provide a brief summary of the data set. Tracks vacant, dangerous, and nuisance properties through reported code violations and enforcement actions. What was the purpose for developing this data set? To monitor property maintenance, enforce housing codes, and prioritize demolitions or rehab interventions. How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Citywide; all residential properties subject to enforcement actions.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Ongoing, with recent data pulled from 2023–2024 reports.
	What is the status of the data set (complete, in progress, or planned)? In progress (continuously updated).
5	Data Source Name Greene County Delinquent Tax Sale List (2024)
	List the name of the organization or individual who originated the data set. Greene County Collector’s Office
	Provide a brief summary of the data set. Public list of properties subject to tax foreclosure auction due to unpaid property taxes.
	What was the purpose for developing this data set? To recoup unpaid taxes through property sale and notify the public of distressed or abandoned assets.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Greene County, including properties in Springfield, Missouri.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Published annually; 2024 list used.
	What is the status of the data set (complete, in progress, or planned)? Complete (for 2024 cycle).
6	Data Source Name ATTOM Data Zombie Foreclosure & Vacancy Report
	List the name of the organization or individual who originated the data set. ATTOM Data Solutions
	Provide a brief summary of the data set. Tracks foreclosures, bank-owned properties, and “zombie” (vacant pre-foreclosure) properties nationwide.
	What was the purpose for developing this data set? To provide market intelligence on housing distress and investor opportunities.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? National, with county- and state-level breakdowns including Missouri.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Q1 2025 (report released March 2025).
	What is the status of the data set (complete, in progress, or planned)? Complete (quarterly updates).
7	Data Source Name Zillow & Realtor.com Foreclosure Listings
	List the name of the organization or individual who originated the data set. Zillow Group, Inc. and Realtor.com (Move, Inc.).
	Provide a brief summary of the data set. Listings of active foreclosures and bank-owned homes available for sale in Springfield.
	What was the purpose for developing this data set? To assist homebuyers and investors with locating foreclosure properties.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Real-time market listings for Springfield, Missouri (user search-based).
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Accessed April 2025.
	What is the status of the data set (complete, in progress, or planned)? In progress (data is live and continuously updated).
8	Data Source Name HUD-USPS Vacancy Data
	List the name of the organization or individual who originated the data set. U.S. Department of Housing and Urban Development (HUD), in partnership with the United States Postal Service (USPS).
	Provide a brief summary of the data set. Tracks residential addresses vacant for 90+ days or marked “no-stat” (e.g. uninhabitable) by postal carriers.
	What was the purpose for developing this data set? To identify areas of housing vacancy and distress for planning and policy targeting.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Aggregated at Census Tract level, including all of Springfield.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Latest available data accessed April 2025; updated quarterly.
	What is the status of the data set (complete, in progress, or planned)? In progress (updated quarterly).

EXHIBIT B

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM PROPOSALS FOR FY 2025-26

			Staff Recommendation			
PROJECT #	PROJECT NAME	SPONSOR	FY2025-26 STAFF RECOMMENDED	RE-PROGRAMMED FUNDS	CHAP REVOLVING INCOME OR PY GRANT	COMMERICAL REVOLVING LOAN PROGRAM
PRIORITIES						
*/**AP-1	CDBG Administration	Department of Planning and Development	200,000.00		149,973.00	
*/**AP-2	Planning and Neighborhood Conservation	Department of Planning and Development	97,807.00		69,556.00	
*/**H-1	Comprehensive Housing Assistance Program (CHAP)	Department of Planning and Development	495,450.00		811,007.00	
*/**ED-1	Commercial Loan Program	Economic Vitality	332,150.00		0.00	1,160,000.00
***PS-1	One Door	Community Partnership of the Ozarks, Inc	24,978.00		79,490.00	
***#H-2	Emergency Home Repairs	Ozarks Area Community Action Corporation	32,400.00		42,600.00	
***#H-3	Emergency Home Repairs	Drew Lewis Foundation, Inc	32,400.00		42,600.00	
***#H-4	Emergency Home Repairs	Habitat for Humanity of Springfield, Missouri, Inc.	32,400.00		42,600.00	
***#H-5	Emergency Home Repairs	Catholic Charities of Southern Missouri, Inc	32,400.00		42,600.00	
Total Priorities			1,279,985.00	0.00	1,280,426.00	1,160,000.00
DISCRETIONARY PUBLIC SERVICES						
PS-11	Transitional Living Program for Youth Aging Out of Foster Care	Good Samaritan Boys Ranch	20,916.00			
PS-15	Forensic Interview Services	Child Advocacy Center, Inc	20,916.00			
PS-13	LifeHouse Crisis Maternity Home, Residential and AfterCare Program	Catholic Charities of Southern Missouri	20,916.00			
PS-6	Rare Breed Youth Services	The Kitchen, Inc	17,430.00			
PS-16	Youth Connect Center	Foster Adopt Connect, Inc	17,430.00			
PS-5	CASA Clubhouse	Court Appointed Special Advocates of Southwest Missouri (CASA)	12,450.00			
PS-2	Case Management Project	Crisis Nursery of the Ozarks (Isabel's House)	11,846.00			
PS-9	Safe to Sleep	Council of Churches of the Ozarks, Inc	12,450.00			
PS-8	Weekend Backpack Program	Ozarks Food Harvest	12,450.00			
PS-7	Emergency Shelter Case Management	Family Violence Center, Inc (Harmony House)	12,450.00			
PS-4	Mental Healthcare for Low Income Springfieldians	Betty and Bobby Allison Ozarks Counseling Center	12,450.00			
PS-12	One to One Youth Mentoring Lunch Buddy Program	Big Brothers Big Sisters of the Ozarks	12,450.00			
PS-17	Say YES to the Address 2025-26	Consumer Credit Counseling Service of Springfield, MO, Inc	12,450.00			
PS-10	Empowering Youth 2025-26	KVC Behavior Healthcare Missouri, Inc	12,450.00			
PS-14	Making Sense of Money	Community Partnership of the Ozarks, Inc	0.00			
PS-3	RISE Kids Care Team	Drew Lewis Foundation, Inc	0.00			
Total Discretionary			\$ 209,054.00			
Grand Total			\$ 1,489,039.00			

* All proposed activities were proportionately decreased (roughly 5.1%) from the estimated funding levels to match the actual HUD allocation amounts in these line items.

** Fully Funded by Revolving Loans.

*** Partially or fully funded by Revolving Loans and prior year grants.

Expenditures may begin upon passage of the Ordinance.

EXHIBIT C

PROGRAM DESCRIPTION FOR USE OF HOME FUNDS 2025-26 FISCAL YEAR

LOANS FOR HOUSING REHABILITATION, NEW INFILL CONSTRUCTION, & DPA	\$ 709,885.74
CHDO SET-ASIDE*	\$ 151,977.00
CHDO OPERATING EXPENSES*	\$ 50,000.00
HOME ADMINISTRATION	\$ 101,317.00
TOTAL	\$ 1,013,179.74
HOME PROGRAM INCOME MAY BE USED FOR ELIGIBLE HOME ACTIVITIES (ESTIMATE)	\$ 1,400,000.00

*Community Housing Development Organizations (CHDO) are required by statute to receive approximately 15% of the total HUD appropriation. An additional approximate 5% shown above is to be utilized for operating expenses for the CHDO to maintain its development capacity. Approximately \$3,400,000 will carryforward to 2025-26.

Pub. Imp. _____
 Govt. Grnt. _____
 Emer. _____
 P. Hrngs. _____
 Pgs. 4
 Filed: 12-14-99

Sponsored by: Gannaway

AMENDED

COUNCIL BILL NO. 99 - 437

RESOLUTION NO. 8720

A RESOLUTION

ADOPTING three new policies as a part of the City of Springfield, Missouri's Community Development Block Grant procedures which would include (1) a conflict of interest provision, (2) greater staff involvement in evaluation of projects, and (3) establishing a maximum for Community Development Block Grant discretionary projects in Federal fiscal year 2000 with a provision for increasing such amount in the future. (City Council Governmental Relations Committee recommends approval.)

WHEREAS, the application process for Community Development Block Grant funds is competitive among various community organizations; and

WHEREAS, the City Council wishes to avoid any conflict of interest, real or perceived, in the awarding of such funds; and

WHEREAS, such funds are limited in amounts available for discretionary projects; and

WHEREAS, the City Council desires to partially fund various projects rather than a few large projects; and

WHEREAS, the consideration of the granting of such funds should also include Council priorities and community needs which could be assisted by more staff participation in the evaluation of the various projects for consistency with priorities and identified needs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI:

That the City Council hereby adopts three new policies for the application process for the Community Development Block Grant funds which new policies shall read as follows:

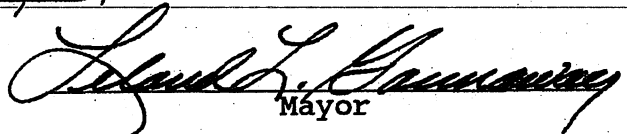
Policy 1 - The application process for limited Community Development Block Grant funds is highly competitive. Members of

the Citizens Advisory Committee for community development should exercise special care in order to preserve the integrity of the process and any appearance of impropriety or conflict of interest. Members are encouraged to seek advice from the City Attorney with respect to any questions which they may have concerning conflicts of interests or even the appearance of a conflict. A Committee member shall not be affiliated with any organization at the time an application for a Community Development Block Grant is made, or within a twelve month period preceding application. Affiliation is defined to mean serving as a board, committee or general member, a member of staff or involved in fund raising activities. If such a conflict exists, the Committee member shall no longer serve on the Committee.

Policy 2 - The City staff shall be involved in the evaluation of applications for Community Development Block Grant funds and include in this involvement a collaboration effort with other funding groups such as the United Way, Community Foundation and the Junior League with respect to Council's objectives and priorities for the community. This will permit a broader perspective on the agencies submitting applications and the projects to be considered. This evaluation shall also include a staff evaluation of budgets, financial data and the merits of the proposed activities. Staff should rate the projects as high, medium or low priority activities in meeting objectives and priorities of the City Council and federal CDBG requirements. The Citizens Advisory Committee will review with staff the staff assessment and recommendations and submit comments to the City Council. The City Council shall make the final decision on selection of projects and appropriation of funds. Public hearings shall continue as a part of the process of evaluating applications as outlined in the Citizen Participation Plan.

Policy 3 - No application should be granted for any one project in federal fiscal year 2000 for an amount that exceeds \$75,000.00. This amount may be raised in subsequent fiscal years if City Council determines such an increase is justified. In no event shall such an increase exceed three percent in any given year.

Passed at meeting: December 13, 1999


Mayor

Attest: David M. Cuth, City Clerk

Approved as to form: R. Wright, City Attorney

Approved for Council action: Hammon, City Manager

N:\SHARE\CBILLS\am-cdbgpolicies.wpd

Exhibit D

Aff. Agcy. Noticed Yes
Emergency Required No
P. Hrngs. Required No
Fiscal Note Required No
Board Rec. Required No
Sponsors Carlson, Chancellor,
Gibson and Rhodes

Date November 15, 1999

EXPLANATION TO COUNCIL BILL NO. 99-

ORIGINATING DEPARTMENT: Planning & Development

PURPOSE: To adopt a resolution for the Community Development Block Grant (CDBG) Program process to establish policy to 1) avoid the potential for conflict of interest, real or perceived, by the Citizen Advisory Committee for Community Development (CAC), 2) provide for greater staff involvement in evaluating projects based upon City Council's objectives and priorities, and, 3) establish a \$75,000 maximum for CDBG discretionary projects in Federal fiscal year 2000 that may be increased in subsequent years with an inflationary factor not to exceed three percent. (The City Council Governmental Relations Committee recommends approval.)

BACKGROUND:

Following the CDBG funding allocation last Spring, the City Council asked staff to survey other cities on the CDBG process, particularly on how other cities involved citizen committees. Staff contacted other communities that were similar in size and geographically linked, namely: Davenport, Iowa; Little Rock, Arkansas; Tulsa, Oklahoma; and, Topeka and Wichita, Kansas. All utilized committees in the process but the composition of those committees was vast. The only similarity between the cities was greater staff involvement. All cities, either had staff committees only in the evaluation and recommendation process, or they had staff composition on the committees. The timing for reporting back to the City Council coincided with completion of our five-year Consolidated Plan and became the topic, along with reaffirmation of City Council's objectives and priorities for the Consolidated Plan, of two recent City Council luncheons. Members of the City Council were in agreement on adoption of objectives and priorities for the Consolidated Plan without change from those previously adopted. There was general consensus among Council members that those objectives and priorities should drive the selection of projects for CDBG funding.

The City Council Committee on Governmental Relations was delegated the task of reviewing the process and recommending policy. Focusing on three primary questions involving CAC conflict of interest, staff evaluation of proposals and the issue of ongoing funding for projects, the Committee met on November 9 and unanimously voted to support the policies contained herein for the full City Council's adoption.

REMARKS:

First, the resolution before the City Council will establish a provision intended to avoid the potential for a conflict of interest to occur as a result of CAC members having any form of affiliation with groups requesting funds. Because of the highly competitive nature of the funding process, this is a far reaching measure designed to avoid even the appearance of a conflict, although such conflict may not exist legally. Any member of the CAC would have to resign from the committee if such an affiliation existed at the time a request for funding was submitted or the twelve months prior to the submission. Current and future CAC members would sign and abide by the language spelled out in the Resolution.

There was a consensus of opinion that greater staff involvement would benefit the process. Staff would collaborate with other funding groups, such as the United Way, Community Foundation and Junior League, to obtain a broader perspective on the agencies submitting requests and the projects being considered. Staff would evaluate budgets, financial data and the merits of the proposed activities. Staff would review the discretionary submissions in context with City Council's objectives and priorities. Based upon the above evaluation system, staff would assess projects and make funding recommendations to the CAC and to the City Council. Staff would detail which projects were judged as high, medium or low priority activities in meeting objectives and priorities. The CAC would then review the staff assessment and recommendations and submit its comments and evaluation to the City Council. The City Council would, as always, make the final decisions on selection of projects and appropriation of funds. To assure public participation in the process, public hearings would continue as outlined in our Citizen Participation Plan.

The Governmental Relations Committee was in agreement that a limitation on the ongoing funding of projects was contrary to allowing objectives and priorities to dictate which of the projects should be selected. The Committee did agree that a maximum amount that any one project could receive had merit. It was decided that \$75,000 was large enough to substantially fund the higher dollar requests and leave a sufficient amount to fund other projects that would fall into a high priority category. A small inflationary factor could be added if staff felt it was justified but should be limited to three percent in a given year.

Submitted by:

Approved by:


 Director
 Planning and Development Department

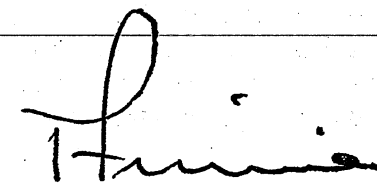

 City Manager

Exhibit E

From: [Doman, Earle F](#)
To: [Atchley, Bob](#)
Subject: CDBG Staff Recommendations for 2025 - 26
Date: Sunday, March 2, 2025 1:30:37 PM

As a member of the Citizens Advisory Committee for Community Development I wish to express my endorsement of the staff recommendations for the public service discretionary funding, 2025 - 2026. I appreciate the recommended tier approach that was presented for awarding anticipated funds. Due to limited anticipated funding, no one received their full, requested funding. All recipients should, however, be provided with welcomed assistance by the CDGB funds. And, hopefully be able to utilize such funding to leverage for other assistance.

Our Committee, members of the public and those seeking CDGB funding were fully informed of the requirements and process to seek funds thru available training, open meetings and individual consultations with City Staff. I want to compliment Bob Jones and Bob Atchley on their knowledge and ability to communicate Council priorities and the process for applicants, as well as the evaluation criteria and procedure. Addition appreciation to Monica, Glenda, Renee and David Farley for their essential, knowledgeable, friendly contributions to the CACCD member and community members. They are Rock Stars!

Earle F Doman PhD
CACCD member

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BRAYLON WILLIAMS

SPRINGFIELD, MO

April 1, 2025

Comments on 2025 CBDG Funding

How can we increase access to funding? Better yet, what can we do to offer funding to more organizations? This has been the looming question in my head during this process. But how can we answer those questions with only making minor tweaks to the evaluation process? I believe that I have two avenues worth considering that might allow the CBDG funds to be accessed by more organizations.

The first avenue of consideration is along the lines of cyclical funding. What if there was a timeframe for where organizations applying for funding were given a gentle lead in scoring within the first few application cycles? For example, say the timeframe was the first three application periods. Organization A is applying for the first time, so they are given 5 points. Organization B is applying for the second time, so they are given 2.5 points. And Organization C is applying for the fourth time, so they are no longer eligible for the "new applicant organization scoring section."

The second avenue that I feel is worth consideration is expanding the medium tier funding level. Currently, the baseline for medium tier funding is a total score of 421. But what if the baseline for medium tier funding was lowered a few points? For example, instead of medium tier starting a total score of 421, it starts at a total score of 412. Or, what if the high tier funding baseline was raised? In this case the medium tier would remain at a total score of 421 but the high tier funding, for example, would start at a total score 451.

These are the only things that could be considered that would allow us to fulfill our desire to help more organizations, but I feel these two ways are two good starting points in fulfilling that desire. Of course, ultimately, it is up to the discretion of congress and the allotment of HUD funding that would allow us to help more organizations, but these might be two small tweaks that allow us to help more organizations in the following funding cycle.

Sincerely,

A handwritten signature in black ink, reading "Braylon Williams". The signature is written in a cursive, flowing style. The first name "Braylon" is written with a large, prominent 'B' and a long, sweeping underline. The last name "Williams" is written in a similar cursive style, with a long, sweeping underline that extends to the right.

Braylon J. Williams

From: [Atchley, Bob](#)
To: [Atchley, Bob](#)
Subject: FW: CACCD/HOME feedback
Date: Monday, May 19, 2025 12:54:29 PM

From: O'Brien S. Daniels <obrien.daniels@gmail.com>
Sent: Monday, April 14, 2025 10:49 AM
To: Beth Nichols <marybethnichols@gmail.com>; Earle Doman (earledoman@missouristate.edu) <earledoman@missouristate.edu>; mackenzey.teleki@mercy.net; Braylon Williams <braylon@morningstarinteriors.com>; DURDEN, JARED L. <durdenj@otc.edu>; Brennan Pratt <brennan.joel.pratt@gmail.com>; Zipporah Burns <zipporahbrns77@gmail.com>; Ramona Teeter <rlt.ramble@yahoo.com>; Jones, Bob <rjones@springfieldmo.gov>; Vales, Laura <laura.vales@springfieldmo.gov>; White, Judy <jwhite@springfieldmo.gov>; Cotter, Anita <acotter@springfieldmo.gov>; Greer, Julie <jggreer@springfieldmo.gov>
Subject: CACCD/HOME feedback

Greetings,

It has been a unique experience serving not only as a Board Member, but also as Chair of the Citizens Advisory Committee of Community Development.

Of my three years serving our community I have been able to learn more about our City resources and processes in delegating funding.

I have appreciated both Mr. Atchley and Mr. Jones being transparent and professional in each session as I have brought up many topics related to homelessness and poverty in conjunction with fair housing and tenant support..

I am a Northside Springfield native and passionate about my home.

My son (a teenager now) and myself were identified as one of 1,700 displaced families in the Springfield, Missouri school district in 2017.

This would open a conversation on the differences in generational vs. situational poverty. I would be used as an example in test studies as I am educated, a minority, but wasn't fitting the cookie cutter criteria for poor.

The "Call to Action Report" in Springfield, Missouri, specifically refers to the **2015 Impacting Poverty Commission's report**, which laid the foundation for the ***Prosper Springfield Initiative***. This report identified two main goals: reducing poverty by five percentage points and increasing postsecondary educational attainment to 60% by 2025. I will give Francine Pratt credit for coining our community issue as "Program Rich, Systems Poor."

Meaning we don't effectively connect to the people in need in our community, but have unique funding and resource opportunities.

The report needs to be at hand for members who really want to understand the work that has been done in the last decade.

Bridging gaps in our community is very much the motivation behind volunteering my time to these types of community efforts.

My work has been towards addressing public engagement, how our community receives updates in real time, and how to ask questions when you don't know where to start with Landlords, HUD, and third party entities.

Accountability is required in making amends to unfair practices or unaddressed issues because I do believe the sin is staying silent.

The jargon in the Block Grant and HOME Investment report is not reader friendly and I make sure I mention it every year!

Special Thank you to Bob Atchley and City Staff for the presentations-

Great job supporting me and helping me keep this Board diverse and distinguished.

It is an honor and privilege to participate in these proceedings.

Thank you.

O'Brien St. James Daniels

Madam Chair

The Jill of MOST Trades

OSD LLC

417-210-5669



EXPLANATION TO COUNCIL BILL 2025-125 (HORTON)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Airport

TITLE: A special ordinance amending the Fiscal Year 2024-2025 budget of the Airport, in the amount of \$665,000 to appropriate reserves from the Capital Improvement Fund to supplement the current budget of the Airport Terminal Flooring Project.

PURPOSE: To amend the budget of the Airport for Fiscal Year 2024-2025 in the amount of \$665,000 to appropriate reserves from the Capital Improvement Fund to supplement the current Budget of the Airport Terminal Flooring Project.

BACKGROUND INFORMATION: The Airport terminal opened in 2009. As part of the original architectural theme, custom patterned carpet was installed throughout the building. Over time, the carpet has required regular maintenance and is nearing the end of its useful life. The Airport Board and staff began discussions about replacing the flooring in 2023. Three workshops were held in 2024 to develop a design concept. These meetings were led by a design company and included Airport staff, Board members, community stakeholders, and the City's Director of Quality Place Initiatives. The Airport Board approved the design concept in August 2024 and approved a contract for flooring design as well as an automated exit lane. Construction of an automated exit lane will eliminate the need for security staffing of the exit doors. The Airport budgeted \$4,300,000 for the project.

The project was put out for bid on April 10, 2025, and bid opening was May 8, 2025. Three companies submitted bids which were reviewed by a selection committee. The highest-scoring bidder was Nabholz Construction Corporation. The budget adjustment appropriating reserve funds will cover project costs based upon the bids received.

Submitted By: Joy Latimer, Assistant City Attorney

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Airport Flooring Budget Adjustment_ord
2. 063 BA_Terminal Flooring and Exit Lane Automation

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 06-03-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-125

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Fiscal Year 2024-2025 budget of the Airport, in the amount of
2 \$665,000 to appropriate reserves from the Capital Improvement Fund
3 to supplement the current budget of the Airport Terminal Flooring
4 Project.
5 _____
6

7 WHEREAS, replacement of flooring at the Airport terminal is necessary due to
8 the carpet nearing the end of its useful life; and
9

10 WHEREAS, the addition of an automated exit lane in the terminal is necessary to
11 improve security at the Airport; and
12

13 WHEREAS, it is necessary to supplement the current budget of the project with
14 an additional \$665,000; and
15

16 WHEREAS, this Ordinance will amend the Fiscal Year 2024-2025 budget of the
17 Airport to appropriate balance reserves of the Capital Improvement Fund, in the amount
18 of \$665,000, to facilitate the improvements to the Airport terminal.
19

20 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
21 SPRINGFIELD, MISSOURI, as follows, that:
22

23 Section 1 – The budget of the Airport for Fiscal Year 2024-2025, is hereby
24 amended in the accounts and in the amounts as shown on Budget Adjustment No. 063,
25 a copy of which is attached hereto and incorporated herein by this reference as “Exhibit
26 A.”
27

28 Section 2 – City Council hereby finds that the budget adjustment made above
29 has been recommended by the City Manager.
30

31 Section 3 – The City Manager, or designee, is directed to cause the appropriate
32 accounting entries to be made in the books and records of the City.
33

34 Section 4 – This Ordinance shall be in full force and effect from and after
35 passage.

36
37 Passed at meeting: _____

38
39
40 _____
41 Mayor

42
43 Attest: _____, City Clerk

44
45
46 Filed as Ordinance: _____

47
48
49 Approved as to form:  _____, Assistant City Attorney

50
51
52 Approved for Council action:  _____, Interim City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
063

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						-	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
51150	01	44050	509110	103429	00000	507,000.00	Construction
51150	01	44050	509130	103429	00000	158,000.00	Construction Engineering Services
Net Expenditure Adjustment						665,000.00	

Fund Balance Appropriation:

Fund	Title	Amount
51150	01 Airport	(665,000.00)

Explanation: Amend the 2024-2025 budget of the Airport Board in the amount of \$840,850 for additional construction and construction engineering services for terminal flooring improvements and exit lane automation.

Requested By:

Brian C. White 6-03-2025
Department Head Date

Approved By:

D. J. Hill 6-03-2025
Director of Finance Date

Authorization:

Council Bill No. 2025-125
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____

City Manager Date



EXPLANATION TO COUNCIL BILL 2025-126 (HORTON)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance amending the Fiscal Year 2024-2025 budget for the Department of Environmental Services, in the amount of \$1,870,000, to appropriate retained earnings of the Clean Water Fund for design of the Northwest Wastewater Treatment Plant Facility Improvements Project.

PURPOSE: To approve a budget adjustment to amend the Fiscal Year 2024-2025 Budget for the Department of Environmental Services in the amount of \$1,870,000 to appropriate retained earnings of the Clean Water Fund for the design of the Northwest Wastewater Treatment Plant ("NWTP") Facility Improvements Project.

BACKGROUND INFORMATION: Special Ordinance 26047 passed by City Council on May 7, 2012, authorized the City to enter into an Amended Consent Judgement ("ACJ") with the Missouri Department of Natural Resources ("MDNR") to address issues concerning the Clean Water Act ("CWA"). This ACJ was approved by the Greene County Circuit Court on May 15, 2012. A requirement of the ACJ was to submit for MDNR approval, a long term, Overflow Control Plan ("OCP") designed to address the City's aging sewer infrastructure. The City's proposed OCP was approved by MDNR on or about May 1, 2015.

The City successfully completed the first 5 years of the 10-year OCP plan. Results of the completed work were gathered and analyzed and Integrated Planning concepts were utilized to review the remaining OCP obligations. The analysis allowed the City to see the efficacy of the work performed and the need to adjust their investment strategy for optimal results. Special Ordinance No. 27480 passed by City Council on April 5, 2021, authorized the City to enter into a 2nd ACJ with MDNR to extend the compliance schedule and meet its regulatory obligations, using an associated Supplemental Overflow Control Plan ("SOCP"), while providing a predictable sewer rate structure for the next 15 years.

In 2021, Environmental Services began evaluating wastewater treatment needs at the NWTP. The study identified several rehabilitation needs at the treatment plant, hereafter collectively referred to as the "NWTP Facility Improvements Project". This Project seeks to address these needs in several areas at the NWTP including primary treatment, aeration system, disinfection, and sludge handling. The Project will also include architectural improvement to the administration building and construction of a new maintenance building. Additionally, the Project will implement a technology enhancement that increases treatment resiliency by improving overall biological performance, settling characteristics, and the promotion of enhanced biological



phosphorus removal. The process enhancement will also help prevent biomass loss and subsequent treatment plant disruptions, especially during wet weather scenarios.

The Project scope includes treatment plant facility rehabilitation which aligns with the goals of the SOCP, and includes work listed in the City's Capital Improvements Program under the following project numbers and descriptions:

- 17-0106 – NWTP UV Disinfection System Expansion
- 20-0013 – NWTP Clarifier Launder Covers
- 20-0014 – NWTP Facility Improvements and Rehabilitation Projects
- 24-0023 – NWTP Plant Facility Improvement
- 24-0024 – NWTP Sludge Storage Renovation and Expansion

Environmental Services is requesting funding approval for the design of the NWTP Facility Improvements project. The requested budget adjustment includes a 10% contingency to allow for unforeseen conditions during design and all unspent contingency funding will be returned to the Clean Water Fund upon project completion. This budget adjustment is necessary for Environmental Services to appropriate funding for the project within this fiscal year.

REMARKS: Plans, specifications, and cost estimates will be prepared by the consultant. Once designed, the project will be advertised through the City's Division of Purchasing. Bids will be advertised, publicly opened, and awarded pending a review by the City's evaluation committee. The requested budget adjustment of \$1,870,000 includes the design fee to develop the Project plans, specifications, and cost estimate.

RECOMMENDATIONS: The Department of Environmental Services recommends approval of this Council bill and budget adjustment.

Submitted By: Ron Petering, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. NWTP Facility Improvements
 2. 073 ES Clean Water Fund Reserves Design NWTP Facility Rehab Improvements Design Project May 2025

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 06-03-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-126

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AMENDING the Fiscal Year 2024-2025 budget for the Department of Environmental
2 Services, in the amount of \$1,870,000, to appropriate retained
3 earnings of the Clean Water Fund for design of the Northwest
4 Wastewater Treatment Plant Facility Improvements Project.
5 _____
6

7 WHEREAS, the City of Springfield, Missouri, is working within a 2nd Amended
8 Consent Judgment ("ACJ") with the Missouri Department of Natural Resources
9 ("MDNR") to address issues concerning the Clean Water Act ("CWA"), part of which
10 requires a long term overflow control plan ("OCP") to address the City's aging sewer
11 infrastructure; and
12

13 WHEREAS, the City's Department of Environmental Services ("ES") successfully
14 completed five years of work pursuant to the OCP and, using Integrated Planning ("IP"),
15 adjusted the investment strategy and entered into a Supplemental Overflow Control
16 Plan ("SOCP") with MDNR to meet its regulatory obligations, while providing a
17 predictable sewer rate structure for the next fifteen years; and
18

19 WHEREAS, in 2021 ES identified several rehabilitation needs at the City's
20 Northwest Wastewater Treatment Plant ("NWTP"), collectively referred to hereafter as
21 the "NWTP Facility Improvements Project", which scope of work aligns with the SOCP
22 as well as work listed in the City's Capital Improvements Program; and
23

24 WHEREAS, this Ordinance will amend the Fiscal Year 2024-2025 budget of the
25 Department of ES to appropriate retained earnings of the Clean Water Fund, in the
26 amount of \$1,870,000, for the design of the NWTP Facility Improvements Project.
27

28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 SPRINGFIELD, MISSOURI, as follows, that:
30

31 Section 1 – The budget for the Department of Environmental Services, for Fiscal
32 Year 2024-2025, is hereby amended in the accounts and in the amounts as shown on

Budget Adjustment No. 073, a copy of which is attached hereto and incorporated herein by this reference as "Exhibit A."

Section 2 – City Council hereby finds that the budget adjustment made above has been recommended by the City Manager.

Section 3 – The City Manager, or designee, is directed to cause the appropriate accounting entries to be made in the books and records of the City.

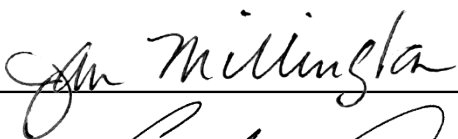
Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Deputy City Attorney

Approved for Council action: , Interim City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
073

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
Net Revenue Adjustment						\$ -	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
53020	08	33520	508530	000000	00000	\$1,870,000	Design of Environmental Services Northwest Wastewater Treatment Plant Facility Rehabilitation Improvements
Net Expenditure Adjustment						\$1,870,000	

Fund Balance Appropriation:

Fund	Title	Amount
53020	Clean Water Capital Imp. Fund	(1,870,000)

Explanation: To amend the FY2024-25 budget of the Department of Environmental Services by appropriating fund balance reserves totaling \$1,870,000 from the Clean Water Capital Improvement Enterprise Fund for the design of the Northwest Wastewater Treatment Plant Facility Rehabilitation Improvements.

Requested By:

Approved By:

Authorization:

Department Head _____ Date _____

Director of Finance _____ Date _____

City Manager _____ Date _____

Council Bill No. _____
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-127 (LEE)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Human Resources

TITLE: A special ordinance authorizing the City of Springfield, Missouri (the "City"), to enter into a collective bargaining agreement (the "CBA") with the International Brotherhood of Electrical Workers AFL-CIO Union Number 753 ("IBEW") regarding a bargaining unit within the City's Crafts, Trades, and Labor employee group; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the IBEW regarding matters of interpretation of the CBA.

PURPOSE: To approve a Collective Bargaining Agreement between the City and the International Brotherhood of Electrical Workers, Local No. 753 ("IBEW") affiliated with the AFL-CIO, the Exclusive Representative of a certain Bargaining Unit within the Crafts, Trades, and Labor ("CTL") Employee Group; and authorize the City Manager, or designee, on behalf of the City, to execute and deliver to the Exclusive Representative the Collective Bargaining Agreement to the Exclusive Representative.

BACKGROUND INFORMATION: In light of the Missouri Supreme Court's rulings, the City, without affecting or superseding the authority of the Missouri State Board of Mediation, established a framework for certain regular employees of the City to engage in collective bargaining. Pursuant to City Code section 2-94, the City entered into collective bargaining with the IBEW and reached a tentative agreement on a new collective bargaining agreement.

The agreement attached to the Council Bill as "Exhibit 1" reflects all agreements reached voluntarily through the collective bargaining process. These include the following recommended pay improvements: effective July 1, 2025, the City will fund the Merit Steps for all salary grades and active steps within the bargaining unit contained in the CTL Union Salary Schedule. Additionally, effective with the pay period starting July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 2.1% across-the-board pay increase for each salary grade and active step. Effective with the pay period starting July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 2.5% increase to the base pay rate for step 12 (current top step) of all salary grades in the CTL Union Salary Schedule such that, for each respective grade, the base pay rate for step 12 (current top step) shall be approximately 5% above the base pay rate of step 11, making the top step a full step at the typical 5% merit step differential. The new agreement also provides for a 5% increase in base pay for time worked by bargaining unit members when required conditions are met and when working out-of-title in a Professional, Administrative, and Technical role. Finally, it provides for a 4% increase to the occupational series market adjustment rate for the Aircraft Rescue Firefighting occupational series group. Included as an exhibit to that



agreement is a new CTL Union Salary Schedule, reflecting agreed to pay increases for fiscal year 2026. The agreement is to be effective as of the date of execution by the parties and valid through June 30, 2028.

REMARKS: The recommendations and explanations contained herein are consistent with Council's policies. It is respectfully requested that City Council approve the Collective Bargaining Agreement with an effective date as of the date of execution by the parties.

Submitted By: Maryann Jennings, Executive Assistant

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. New CBA for IBEW CTL Salary Schedule
2. Ex. 1- IBEW CBA Final
3. Ex. C Crafts Trades and Labor (CTL) Union Salary Schedule
7.13.2025.cleaned

One-rdg. _____
P. Hrngs. _____
Pgs. 45
Filed 06-03-25

Sponsored by Lee

First Reading

Second Reading

COUNCIL BILL 2025-127

SPECIAL ORDINANCE

AN ORDINANCE

1 AUTHORIZING the City of Springfield, Missouri (the "City"), to enter into a collective
2 bargaining agreement (the "CBA") with the International Brotherhood
3 of Electrical Workers AFL-CIO Union Number 753 ("IBEW") regarding
4 a bargaining unit within the City's Crafts, Trades, and Labor employee
5 group; authorizing the City Manager, or designee, to execute the
6 same; and authorizing the City Manager to enter into agreements with
7 the IBEW regarding matters of interpretation of the CBA.
8
9

10 WHEREAS, the City has an established framework for certain City employees to
11 engage in collective bargaining, and this established framework is set forth in
12 Springfield City Code Section 2-94; and
13

14 WHEREAS, in July of 2022, the City and the IBEW entered into a three-year
15 collective bargaining agreement regarding a bargaining unit within the City's Crafts,
16 Trades, and Labor employee group, and that agreement expires June 30, 2025; and
17

18 WHEREAS, the City continues to recognize the IBEW as the sole collective
19 bargaining representative of a bargaining unit within the Crafts, Trades, and Labor
20 employee group and consisting of certain classifications listed on the October 6, 2015,
21 certification issued by the Missouri State Board of Mediation in Public Case No. R 2015-
22 033 as well as those additional classifications recognized by the City and set forth in the
23 new, proposed collective bargaining agreement; and
24

25 WHEREAS, the City established a team (the "City's team") for the purposes of
26 collectively bargaining as the exclusive agent for the City; and
27

28 WHEREAS, the City's team met with the IBEW to discuss wages, benefits, and
29 other terms and conditions of employment in order to reach a mutually satisfactory
30 proposed collective bargaining agreement; and
31

32 WHEREAS, the City's team and the IBEW reached a tentative agreement on a
33 proposed collective bargaining agreement, to be effective July 1, 2025, said agreement
34 being subject to ratification by the bargaining unit and approval by City Council; and
35

36 WHEREAS, the bargaining unit ratified the proposed collective bargaining
37 agreement; and
38

39 WHEREAS, the proposed collective bargaining agreement would fund the Merit
40 Steps for all salary grades and active steps within the bargaining unit contained in the
41 CTL - union salary schedule, implement a 2.1% across-the-board pay increase for each
42 salary grade and active step, implement a 2.5% increase to the base pay rate for step
43 12 (current top step) of all salary grades in the CTL – union salary schedule such that,
44 for each respective grade, the base pay rate for step 12 (current top step) would be
45 approximately 5% above the base pay rate of step 11, making the top step a full step at
46 the typical 5% merit step differential, implement a 5% increase in base pay for time
47 worked by bargaining unit members when required conditions are met and when
48 working out-of-title in a Professional, Administrative, and Technical role, and implement
49 a 4% increase to the occupational series market adjustment rate for the Aircraft Rescue
50 Firefighting occupational series group; and
51

52 WHEREAS, the City's team recommends giving the City Manager authority to
53 enter into agreements with the IBEW regarding interpretations of the CBA, provided
54 such interpretation is recommended by the City Attorney.
55

56 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
57 SPRINGFIELD, MISSOURI, as follows, that:
58

59 Section 1 – The collective bargaining agreement (the "CBA") with the
60 International Brotherhood of Electrical Workers AFL-CIO Union Number 753 ("IBEW")
61 regarding a bargaining unit within the City's Crafts, Trades, and Labor employee group,
62 a true and accurate copy of said collective bargaining agreement being attached hereto
63 and incorporated as "Exhibit 1," be and the same is hereby approved.
64

65 Section 2 – The City Manager, or designee, is hereby authorized and directed to
66 execute said collective bargaining agreement by and on behalf of the City of Springfield,
67 Missouri.
68

69 Section 3 – The City Manager, or designee, is hereby authorized to enter into
70 future agreements with the IBEW regarding matters of interpretation of the CBA,
71 including any amendments thereto, provided such interpretation is recommended by the
72 City Attorney.
73

74 Section 4 – This Ordinance shall be in full force and effect from and after
75 passage.
76

77 Passed at meeting: _____

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Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Colin Sykes, Interim City Manager

Exhibit 1

COLLECTIVE BARGAINING AGREEMENT

BETWEEN:

THE CITY OF SPRINGFIELD, MISSOURI

and

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS

AFL-CIO LOCAL UNION NUMBER 753

REGARDING:

**THE BARGAINING UNIT EMPLOYEES IN THE
CRAFTS, TRADES and LABOR (CTL) EMPLOYEE GROUP**

EFFECTIVE DATE: July 1, 2025

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Article I: Collective Bargaining Agreement

This Collective Bargaining Agreement (hereinafter referred to as the “Agreement” or “CBA”) effective as of July 1, 2025, is entered into by the City of Springfield Missouri (hereinafter referred to as the “City”) and International Brotherhood of Electrical Workers, Local No. 753 affiliated with the AFL-CIO (hereinafter referred to as the “Union”).

Article II: Purpose of Agreement

The City and the Union desiring to define their respective rights, duties, and obligations concerning wages, hours, rules, and other conditions of employment, for certain employees of the City, have agreed that this Agreement records the results of completed negotiations.

Article III: Efficiency and Loyalty

The City and the employees recognize that public acceptance of our performance and service is paramount for harmonious community relations. The employees and the public have an obligation to each other since economic and social well-being of the community is in part dependent upon the public works services furnished by the City. The City, the employees, and the community will benefit by attempting to settle differences by a balanced best interest approach.

Article IV: Severability

If any provision of this Agreement is in violation of any City Ordinance, the City Charter, Court Order, or State or Federal law now in effect or hereinafter to become effective, then that provision shall be severed and the remainder of the Agreement shall not be affected thereby.

However, the parties agree that upon such severing, either party may request that the parties meet and negotiate over any a replacement clause. If such a request is made, then the parties shall meet within sixty (60) days to negotiate over whether any replacement clause should be added and, if so, the contents of the clause.

Article V: Nondiscrimination

Neither the City nor the Union shall interfere with the right of employees covered by this CBA to become or not become members of the Union, and there shall be no discrimination against any such employees because of lawful Union membership or non-membership activity or status.

Article VI: Duration and Termination

This CBA shall take effect as of July 1, 2025 and shall continue in full force and effect to and including June 30, 2028, and the City and the Union shall meet at least ninety (90) days prior to its expiration date to negotiate a successor agreement. Over the course of the re-negotiation period, the parties agree to meet in good faith with the intent to reach an agreement.

This CBA shall remain in effect during the negotiations for a new agreement. In the event no agreement is reached by the end of the contract period, the agreement shall remain in full force and effect until such time as the parties enter into a new agreement.

It is understood that changes mutually agreed to in writing by the authorized representatives of the parties may be made at any time provided that the same is ratified by the Union and City Council if required.

Article VII: Recognition

Bargaining Unit. As certified by the Missouri State Board of Mediation on October 6, 2015, and as further understood by the parties to this CBA, the Unit described below employed by the City of Springfield Missouri, selected Local 753 International Brotherhood of Electrical Workers, AFL-CIO, as their exclusive bargaining representative in Public Case No. R 2015-033.

Unit: All classifications shown on the inclusions list certified as of October 6, 2015, including any subsequent title changes or new positions, but excluding all probationary, provisional, emergency, seasonal, contract, and temporary employees of the City; excluding all supervisory employees on the Crafts, Trades and Labor (CTL) Non-Union Pay Schedule at the City; and excluding all employees of the LES, FPS, DHS, and PAT Employee Groups and Pay Schedules of the City.

The City recognizes the Union as the exclusive bargaining representative of all employees working in the classifications shown on the inclusion list certified as of October 6, 2015 (which is attached as Exhibit A), including any subsequent title changes or new positions, and as bargaining representative for future employees in such classifications and any new classifications within the bargaining unit which are currently existing or may be certified during the term of this Agreement that may be established by the City at some later date. The parties agree that the bargaining unit does not include variable hour employees.

Since the 2015 certification, the following positions, which are in the same classifications as those listed on Exhibit A, have been added to the bargaining unit:

Aircraft Services Technician (Airport)
Airline Service Lead Agent
Airport Custodian
Arborist Trainee
Custodial Working Leader
Facility Maintenance Crew Leader
Field Conservationist (Parks)
Grounds Maintenance Team Leader – Horticulture
Grounds Maintenance Team Leader - Arborist
Instrument Technician II
Landfill Equipment Operator
Maintenance Equipment Crew Leader
Parks Inspector
Plant Electrician
Plant Maintenance Mechanic III
Senior Airport Custodian
Senior Parks Caretaker

Solid Waste Operations Associate
Traffic Controls Working Leader

This Agreement shall be binding upon the City of Springfield, MO and upon all employees in the above designated bargaining unit.

Article VIII: Union Security – Checkoff

Section 1. New Hires

In early February and in early August, the City will provide a report to the Union containing the names of all employees hired into positions that will fall within the Bargaining Unit once the applicable probationary period has ended. In addition to the name of each such employee, the list will also include the employee number, job classification, salary grade, and department that the employee is assigned to. Additionally, as part of its new hire process, the City will provide to new hires, whose position will fall within the bargaining unit once an applicable probationary period has ended, a document provided by the Union and mutually agreed upon by the City, stating that absent instruction from the new hire, the City will share his or her address with the Union.

Section 2. Dues Deduction

Employees in the Bargaining Unit may authorize payroll deductions for the purpose of paying Union dues. Upon the Union providing an employee's appropriate written authorization to the City, the City will deduct from the employee's paycheck, bi-weekly (or every other week), Union dues, in a specific dollar amount of dues in effect at that time. The written authorization shall be on a form or forms mutually agreed upon and shall be fully filled out and properly executed by the employee prior to the Union providing said authorization to the City of an authorized dues deduction. The City agrees that it shall accept the dues authorization in either hard copy or electronic format and that the signature of the employee may be an electronic signature. The current agreed to written authorization is attached to this Agreement as Exhibit B. The Union shall also provide to the City a spreadsheet, mutually agreed to, summarizing the authorized deductions in a specific dollar amount for each employee.

In early February and in early August, the City will provide a report to the Union containing the names of all employees currently within the Bargaining Unit, their employee number, current job classification, pay rate, and salary grade.

If the Union presents the City with information setting forth different amounts to be withheld for dues, and that information is provided by the fifteenth (15th) day of the preceding calendar month, then the City will change the specific dollar amount of dues to be deducted during the first payroll of March and September.

An employee may begin having dues deducted at the beginning of any calendar month provided that the City receives the appropriate written authorization described herein by the fifteenth (15th) day of the preceding calendar month, and provided that the Union notifies the City of the specific dollar amount of dues in effect at that time and includes the specific dollar amount on the dues deduction form.

An employee who is paying Union dues pursuant to a written authorized deduction by the employee as of the date of this Agreement, or who begins to pay Union dues pursuant to a written authorized deduction thereafter, shall continue to do so unless revoked by written notification from the employee

to the Union. The Union shall provide notice to the City of any such revocation. The Union will indemnify, defend and hold the City harmless against any and all claims, demands, lawsuits, or other forms of liability or cost, including attorney fees that may arise out of or be the reason of action taken by the City in making payroll deductions.

No employee shall be discharged or discriminated against by the City or the Union because of the exercise of his or her freedom to join or refrain from joining the Union; nor shall any person or group of persons, by intimidation or coercion, compel or attempt to compel any employee to join or refrain from joining the Union.

Article IX: No Strike – No Lockout

It is agreed that during the life of the Agreement there shall be no lockout on the part of the City and no strike, work stoppage, concerted sick leave action, slowdown, or other interruption of work on the part of the Union or employees during the term of this Agreement.

The Union and the employees agree they will not encourage, sanction, or approve any strike, work stoppage, concerted sick leave action, sympathetic action, slowdown or other interruption of work during the life of this Agreement. On the contrary, upon written notification by the City, the Union will actively discourage any job action (including strikes, work stoppages, sick leave action, sympathetic action, slowdowns, or other interruptions of work), and will within three (3) hours of written notice from the City, confront any members engaged in any overt or threatened display of such job action, state to the employees (with a written copy of said notice provided to the City), that such job action is unauthorized, and inform said members that they may be subject to disciplinary action by the City.

Article X: Management Rights

The City retains all rights with respect to decisions and actions affecting the operation and management of the City. The City's management rights shall include but not be limited to, the right to:

- A. Hire, promote, transfer, assign, suspend, demote, and discipline, up to and including discharge for just cause, provided the same is conducted in accordance with the Merit Rules and City Charter;
- B. To increase or decrease the work force;
- C. To determine the methods, means, personnel, and schedules by which the efficiency of the operations entrusted to the Departments are to be maintained, and implementation of same;
- D. To establish, revise, and implement safety and health standards;
- E. It is the general policy of the City to continue to utilize bargaining unit employees to perform work they presently perform. If in the interest of improved operations, the City wishes to transfer bargaining unit work outside of the bargaining unit, it shall notify the Union in advance and meet and discuss with the Union alternatives to the proposed removal of bargaining unit work. Subject to the foregoing, the City may transfer work after discussing it with the Union if the City determines that no other reasonable alternatives exist;
- F. To discontinue any and all parts of its operations;
- G. To transfer work within the Bargaining Unit;
- H. To determine the need for additional educational courses, training programs, on-the-job training, and cross training, and implementation of same;
- I. Assign any employees to such duties (subject to sufficient qualifications) for such time period as the City deems necessary;
- J. To establish, eliminate or modify new or existing job classifications and job descriptions;
- K. Adopt, modify, and enforce any rules, regulations, policies, and procedures governing the conduct of its work force; provided, however, such rules, regulations, policies, and procedures shall be uniformly and equitably enforced;

- L. None of the foregoing expressed rights of the City are to be exercised in contradiction to the other parts of this Agreement.

The Union recognizes the Merit Rules and Administrative Memorandums issued by the City Manager, the "Salary Ordinance," other City Ordinances, and the City Charter of the City of Springfield in effect at the date and time this CBA is ratified (and as may be modified from time to time), with the exclusion of provisions expressly identified within this CBA. The Union further recognizes the various departments' Policies & Procedures in effect at the date and time this CBA is ratified (and as may be modified from time to time), with the exclusion of provisions expressly identified within this CBA.

If the City makes changes to the Merit Rules, Salary Ordinance, other City Ordinances, the Charter, Administrative Memorandums, or policies that impact the wages, hours, and working conditions of the bargaining unit, these changes shall be subject to impact bargaining. The City shall give notice of the change to the Union and the Union shall have ten days to request impact bargaining. Failure to request impact bargaining within the ten-day period shall constitute waiver of the right to impact bargaining. Additionally, the Union may waive the notice period at their discretion.

Article XI: Union Stewards and Representation

Section 1. Union Stewards

The City recognizes the right of the Union to designate Stewards under the term of this Agreement. The City agrees to recognize up to ten (10) employees of the City to serve as Stewards. The Union shall, to the maximum extent possible, select Stewards so that coverage of the different areas, departments, and shifts that bargaining units are employed in, will be covered without the need for coverage from a Steward from a different department, area or shift. The Steward, as a representative of the Union, shall be instructed as to the nature of their responsibilities both in representing the employees to the City and in interpreting the provisions of this Agreement to the employees. There shall be no discrimination by the City against the Stewards because of their performance of duties as Steward.

Stewards shall perform their functions on non-working time whenever possible. However, the parties recognize this will not always be possible or desirable. When circumstances compel that the Steward perform their functions on working time, they will do so in such a manner as not to unreasonably conflict with either their own duties or the duties of others. In all cases, during working hours, the Steward shall inform the head of their department where they are going and the grievance which is involved and obtain permission before leaving their own work assignment or interrupting the work of another employee. A Steward shall be granted permission by his or her immediate supervisor to attend a joint meeting with the Union and management. Any Steward acting as an observer for a Bargaining Unit member's grievance or disciplinary hearing will not be required to use personal leave provided that the amount of time spent for such activities does not exceed four (4) hours per month. For any additional time needed per month, the use of personal leave by the Steward shall be required.

The Union shall provide the City with a list of current Stewards and will notify the City, within 14 calendar days of any change to the list.

Stewards may be called upon to attend Steward training which may require their absence from duty with the City. Any Steward may be allowed up to two shifts per calendar year to attend any such training provided that the Steward provides at least fourteen (14) calendar days' notice; and provided that permission is granted by a proper representative of the City. Any such absence will be without pay. If proposed training will result in the employee missing a shift, then the Union shall provide the City with information regarding the proposed training for the City's approval, which will not be unreasonably withheld. The Union recognizes that a Steward's absence may have a detrimental impact on the ability of a City crew to perform work functions, and therefore, the Union agrees to schedule Steward training outside of normal work hours when reasonably possible.

Section 2. Payment During Negotiations

The City may determine the number of employees, up to five (5), to be paid during negotiations by the City. The Union shall have the right to have additional representatives, but it shall bear the responsibility of compensating those individuals.

Any employee attending a negotiation session shall request and receive permission from their supervisor before attending. Payment for all negotiations or discussions will be for normal scheduled pay only and such hours shall not be included for overtime purposes.

The employee will normally be paid for negotiations on the basis of up to one-half (1/2) hour before the scheduled start of any session and continuing up to one-half (1/2) hour following the end of any session, less any meal times taken during any session, but in no event for more than six (6) hours per day and then only for such part falling within the employee's normal work day.

Article XII: Union Representatives and Bulletin Boards

Section 1. Access to Premises

Authorized representatives of the Union shall have reasonable access to the Bargaining Unit members' work locations of the City before or after shifts, or during non-working hours, provided such access does not interfere with the efficient operation of the City, and the Director of Human Resources is notified of entry to the work locations.

Section 2. Bulletin Board

The City shall provide bulletin boards at mutually agreed to locations in areas accessible to all members for the purpose of posting Union notices and other relevant information. Any and all postings shall comply with any and all City notices, memorandums, policies, or rules, related to appropriate and acceptable content as issued by the City, and as may be amended from time to time.

Section 3. New Hire Orientation Brochure

The Union may provide a brochure to the City for inclusion in the documents provided by the City to new hires during the City's new employee benefits enrollment. The brochure will be provided to new employees who are hired into a position that, once off probation, will be in the bargaining unit. The brochure shall clearly state that employees are not part of the bargaining unit until they have passed probation.

Article XIII: Labor-Management Meetings

The Union and the City mutually agree that in the interest of efficient management and harmonious employee relations, it is desirable that meetings be held from time to time between the Union and the City. Such meetings will be held up to four (4) times per year. Should either party desire a meeting, it should request a meeting at least seven (7) days in advance, and the meeting shall be held at a time so as to not negatively impact work activity and efficiency. Regardless, should a matter of significance arise that both parties mutually agree warrants a special meeting, a special meeting will be held.

It is expressly understood and agreed that such meetings shall be exclusive of the grievance procedure. Grievances being processed under the grievance procedure shall not be discussed at labor-management meetings.

Up to two (2) Stewards appointed by the Union, and knowledgeable in the respective area to be discussed, may attend any labor-management meeting without loss of pay (for up to two (2) hours) if the meeting is scheduled during the member's normal duty time. Supervisors shall approve the absence except in emergency situations.

Article XIV: Employee Benefits

Section 1. Court Appearance

An employee will be allowed to be absent for actual time required while appearing in response to a subpoena by any court provided that the employee has adequate leave and provides at least seven (7) calendar days' notice to his or her supervisor. Documentation of the subpoena may be required by the supervisor in his or her discretion.

Any time an employee is required to appear in court at the request of the Attorney for the City of Springfield, the employee will be paid at the applicable wage rate.

Section 2. Employee's Injuries and Disabilities

If an employee is injured while on duty, the City will work with the employee to return the employee to work in the same classification with the same seniority rights; provided, that there is no break in service and provided that such employee is physically able to return to the same work.

Section 3. Licensing and Certification Benefits

An employee who is required to have a Missouri Commercial Driver's License (CDL) to operate a City vehicle as part of their required job duties, and an employee who is required to have professional licensures or professional certifications that are job related and required as part of their job duties, and who obtains such CDL, professional licensure, or professional certification after the first day of employment with the City will either be reimbursed for the cost of acquiring such CDL, professional licensure, or professional certification or alternatively, where feasible, the City will pay for such cost. Further, where feasible, the City will pay for the cost (or if not feasible, will reimburse the employee for the cost) of any additional required endorsement or renewal thereof regardless of when their CDL, professional licensure, or professional certification was first acquired. It is understood by both parties that this provision does not require the City to reimburse any employee for the cost of a regular state issued driver's license.

Section 4. Cold Weather/Inclement Weather Gear

In addition to the parameters of Administrative Memorandum No. 25, Clothing Allowance, employees performing job assignments outdoors during the winter months, or during inclement weather, will be eligible for City issuance of insulated outer-wear or foul weather gear upon initial employment and thereafter, as needed, due to normal circumstances necessitating replacement.

Section 5. On Call Provisions

When an employee is required to be on-call by the City, they shall receive one (1) payment of \$25.00 for every calendar day they are on-call. If an employee is required to report to a City facility while on-call they shall be guaranteed a minimum of four (4) hours of emergency call-in pay, which shall be calculated at the overtime rate. The one (1) hour on-call pay shall not be paid for the same day an employee receives four (4) hours of emergency call-in pay.

- a. In the event an individual who is scheduled to be on-call is unable to be on-call due to unforeseen circumstances (such as being sick or due to an emergency), then that employee shall notify the City as soon as possible and will not receive the \$25 pay for that day. In such an instance, if a member of the bargaining unit is assigned to be on-call and is not required to report to a City facility, then that individual will receive the \$25 pay for that day.
- b. For the purposes of this section, “on-call” means those instances where the City has specifically scheduled an individual to be on call on a particular day who must stay within a particular response area/time when on-call. Currently, only certain positions are eligible for these on-call provisions. The current eligible positions are Building Maintenance Crew Leader; Building Maintenance Craftsworker; Instrument Technician; Plant Electrician; Plant Maintenance Mechanics (I, II, and III); Senior Plant Electrician; Sewer Cleaning Team Leader; the following positions within the Signing and Striping group: Team Leader, Traffic Controls Working Leader; Traffic Controls Worker I, and Traffic Controls Worker II; and those Maintenance Workers designated by the management of the Department of Environmental Services. Any additional positions that will benefit from the on-call pay must first be approved in writing by the Director of Human Resources and the department head of the applicable department that the position at issue is located in.

Section 6. Guaranteed Overtime: Aircraft Service Specialists and Trainers

Any Aircraft Services Specialist or Aircraft Services Trainer who is required to work beyond a regular shift that is scheduled to end at midnight, shall be paid guaranteed overtime for any time worked between midnight and 4:00 a.m.

Section 7. Critical Illness Pool

The Missouri Firefighter Critical Illness Pool (CIP) is authorized by 320.400 RSMo. For calendar year 2024, the City participated in the CIP and covered one hundred percent (100%) of the annual calendar year cost of CIP premiums for eligible bargaining unit employees.

In succeeding years, there shall be a “Maximum Contribution” amount set at \$250 per eligible bargaining unit employee, to be adjusted annually at a rate of one and one-half (1.5) times the percentage increase for the previous twelve-month period, using the index month for December of that year, in the Consumer Price Index (CPI). The CPI shall be the Consumer Price Index for all Urban Consumers (CPI-U), U.S. City Average, all items, not seasonally adjusted, published by the Bureau of Labor Statistics of the U.S. The December, 2024 CPI-U for all items showed an unadjusted increase of 2.9% over the previous 12 months, resulting in a 4.35% increase to the Maximum Contribution and a new Maximum Contribution of \$260.88 for calendar year 2025. The cost per employee for calendar year 2025 was \$165.00. If the cost to fund enrollment in the CIP in any year exceeds the Maximum Contribution:

1. The City shall voluntarily increase its contribution above the Maximum Contribution without prejudicing its right to exercise other options. If the City voluntarily increases its contribution in any given year, doing so shall not create a new Maximum Contribution amount and shall not create an enforceable past practice or precedent; or
2. The City shall offer the Union a reopener to discuss the possibility of the Union contributing to the cost that is above the “Maximum Contribution: of the coverage and/or to discuss utilizing amounts normally set aside for wage increases to contribute toward the cost of coverage, or the Union may choose to reduce the maximum benefit/coverage level to a lower cost benefit/coverage level – if no agreement is reached, the City may withdraw from the CIP.

Section 8. Boot Allowance (Airport)

Those bargaining unit positions designated by the Director of the Airport, or the Director’s designee, will be eligible to receive a \$200 allowance for the purchase of safety boots. The \$200 allowance will be paid within the pay period in which September 15 occurs.

Article XV: Wages

- (a) Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the bargaining unit contained in the Crafts, Trades, and Labor (CTL) Union Salary Schedule.
- (b) Effective July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 2.1% across-the-board increase to all salary grades listed on the CTL Union Salary Schedule.
- (c) Effective July 13, 2025, with a corresponding pay date of July 31, 2025, the City will increase the base pay rate for step 12 of all grades in the CTL Union Salary Schedule such that, for each respective grade, the base pay rate for step 12 shall be approximately 5.00% above the base pay rate of step 11.
- (d) Effective July 13, 2025, with a corresponding pay date of July 31, 2025, the City will pay a 5% increase to the base rate of pay of any bargaining unit member for time spent working out of title in a Professional, Administrative, and Technical (PAT) capacity, when the following conditions are met: 1) the bargaining unit member is not filling in solely in a supervisory capacity; 2) the maximum pay for the top step of the PAT position that the bargaining unit member is working out of title in is at least 5% higher than the maximum pay of the top step of the bargaining unit member's position on the CTL Union Salary Schedule; and 3) the bargaining unit member works at least 45 consecutive minutes in the PAT role.
- (e) Effective July 13, 2025, with a corresponding pay date of July 31, 2025, the City will increase the occupational series adjustment rate for bargaining unit positions in the Aircraft Rescue Firefighting (ARFF) occupational series group by 4%, so that a new, total 6% occupational series adjustment shall be in place. Currently, the following bargaining unit positions are in the ARFF occupational series group: Aircraft Services Specialist, Aircraft Services Technician, and Aircraft Services Trainer.
- (f) The parties agree that the increases set forth in parts (b) and (c), are reflected in the new Crafts, Trades, and Labor Union Salary Schedule that is attached hereto as Exhibit C and incorporated herein.
- (g) The parties agree that the City will amend its Salary Ordinance to reflect parts (a) through (e).
- (h) The Union may notify the City of its desire to engage in wage reopener negotiations for Fiscal Year 2027 at least thirty (30) days before the commencement of such successor negotiations. The dates for negotiations shall be set by or before March 1, 2026. Should the Union request it before the commencement of negotiations, the City shall provide the Union a cost analysis

of the current wages and benefits of the bargaining unit and a projection of the cost of funding the Merit Steps.

- (i) The Union may notify the City of its desire to engage in wage reopener negotiations for Fiscal Year 2028 at least thirty (30) days before the commencement of such successor negotiations. The dates for negotiations shall be set by or before March 1, 2027. Should the Union request it before the commencement of negotiations, the City shall provide the Union a cost analysis of the current wages and benefits of the bargaining unit and a projection of the cost of funding the Merit Steps.

Article XVI: General Work Provisions

Section 1. Out of Title Review

If an employee acts in a classification higher than his or her present classification, other than as supervisor, in excess of sixty percent (60%) of his or her regular work hours in any twelve (12) month period, he or she may request a review of the out-of-title appointment.

Section 2. Trading of Shifts

A shift employee may occasionally trade shifts with another shift employee in the same classification, upon prior approval by the supervisor(s) involved; provided, that no additional overtime payment results due to this trade.

Section 3. Inclement Weather and Guaranteed Overtime

The City agrees that during periods of inclement weather and/or natural disasters, non-exempt Bargaining Unit members assigned to tasks that normally fall within the responsibility of the Public Works Department and which are associated with addressing inclement weather and/or natural disasters (such as snowplowing of streets, tornado clean up, etc.) shall be paid guaranteed overtime at time and half rate for time worked on such tasks that is beyond the member's regularly scheduled shift (regardless of whether the member has worked 40 hours that work week). For the purposes of this section, the City reserves the right, within its sole discretion, to determine what constitutes inclement weather and/or a natural disaster, what tasks qualify for this guaranteed overtime, and how much time any member has spent engaging in such tasks. The City will amend its Salary Ordinance to reflect the inclement weather guaranteed overtime.

Section 4. Guaranteed Overtime and Cemetery Services on Weekends and Holidays

Any non-exempt Bargaining Unit member required to provide cemetery services on a weekend or a City holiday (as recognized in Merit Rule 20.1), shall be paid guaranteed overtime at time and a half the member's regular rate. For the purposes of this section, "cemetery services" shall include digging of a grave; preparing a burial site; filling in a burial; providing assistance to members of the public seeking to visit a particular grave; and other similar services. The City will amend its Salary Ordinance to reflect the cemetery services guaranteed overtime.

Section 5. Compensatory Time for Bargaining Unit Members Working Within the Parks Department

Effective July 3, 2022, the maximum number of compensatory time hours that any Bargaining Unit member within the Springfield-Greene County Parks Department shall be 40 hours.

Article XVII – Merit Rules, Administrative Memorandums, and Department Policies/Practices

The Merit Rules for the City of Springfield, and as may be amended from time to time, as well as City Administrative Memorandums and departmental policies and procedures, and as may be amended from time to time, control and will remain in force and effect unless directly contrary to a specific provision of this Agreement, in which said latter case the specific provision of this Agreement will control. If a Merit Rule, City Administrative Memorandum, or departmental policy or procedure is changed by the City during the term of this Agreement that impacts wages, hours, and working conditions of the bargaining unit, then the impact bargaining process set forth in Article X shall apply. Should the City and the Union not reach agreement on any change that affects this Agreement, the parties understand that Article XIX, Dispute Resolution Grievance Procedure, shall apply.

Article XVIII – Distribution of Discipline

Discipline, including dismissal, demotion, suspension, or reduction in compensation, is reserved for non-probationary regular part-time and full-time employees in the classified service with status.

Discipline for behavior or conduct that warrants dismissal, demotion, suspension, or reduction in compensation, will first be addressed with a pre-disciplinary letter to the employee followed by a pre-disciplinary hearing. The pre-disciplinary letter to the employee will include relevant information including facts, alleged violations, and potential consequences.

A copy of the final signed pre-disciplinary letter must be forwarded to the attention of the Director of Human Resources to be included in the employee's personnel file.

The employee must be given twenty-four (24) hours' notice from the time the letter is delivered until the time the employee's pre-disciplinary hearing is held. The employee is entitled to bring an individual of their choice to the meeting to act as an observer. The meeting will not be delayed in the event the individual whom the employee chose is unable to attend. An employee may elect to submit a written response to the allegations rather than attend the pre-disciplinary meeting.

After the pre-disciplinary hearing, the City will make a determination as to whether discipline will be imposed. An employee who is disciplined may grieve the discipline as addressed separately in Article XX, entitled "Discipline Grievances."

Article XIX – Dispute Resolution Grievance Procedure

Section 1. Definition of a Grievance

A grievance is defined as any unresolved difference between the City and the Union regarding the application, meaning or interpretation of an express provision of this Agreement or which involves an alleged violation of an express provision of this Agreement and excludes discipline and discharge issues. Grievances concerning discipline or discharge are addressed separately in Article XX.

Grievances may be processed by the Union on behalf of an employee, on behalf of a group of employees, or the Union itself. Either party may have the employee, or one (1) employee representing a group of employees, present at any step of the grievance procedure, and the employee is entitled to Union representation at each step of the grievance procedure upon his or her request. Grievances may be filed on behalf of two (2) or more employees only if the same or similar issues apply to all employees in the group and the employees seek a similar type of remedy.

A grievance shall contain a statement of the Union's position, the Article and Section of the Agreement allegedly violated, the date of the alleged violation, the relief sought, and the signature and the date of the grieving employee(s) or a Union representative. Unrelated issues shall not be addressed in the same grievance.

The grievance procedure shall be the exclusive mechanism to resolve contract grievances.

Section 2. Timeliness

To be considered timely, a grievance must be presented within fifteen (15) calendar days of the date of the occurrence giving rise to the grievance or the date that the aggrieved employee (or the Union if pursuing the grievance on its own behalf) became aware of, or reasonably should have become aware, of the occurrence, whichever is later. Untimely grievances are waived.

Section 3. Informal Dispute Resolution

In the interest of resolving disputes at the earliest possible time, it is agreed that an attempt to resolve a dispute may be made between the employee and his or her immediate supervisor. The employee shall make his or her complaint to his or her immediate supervisor. Settlements or withdrawals at this step shall not constitute a precedent in the handling of other grievances. In the event of a complaint, the employee shall first complete his or her assigned work task, and complain later. The Union may initiate grievances at Step 1 described in Section 5.

Section 4. Grievance Handling

No employee or Union representative shall leave his or her work assignment to investigate, file or process grievances without first securing permission of his or her supervisor. In the event of a grievance, the employee shall always perform his or her assigned work task and grieve his or her complaint later, unless the employee reasonably believes that the assignment endangers his or her immediate safety or the safety of others. Grievances shall not be investigated by the employee or the Union during working hours unless mutually agreed to by the City and the Union.

Section 5. Grievance Procedure

Step 1:

If the grievance is not resolved pursuant to the informal dispute resolution procedure the Union shall decide whether it should be pursued based upon the merits of the grievance; if so, it shall prepare a written grievance and present it to the City's designated representative for handling grievances, for the department applicable to the employee, no later than ten (10) calendar days after the employee was notified of the decision of the supervisor. A grievance must be on an approved grievance form and may be delivered via electronic mail or hard copy. Within ten (10) calendar days after the grievance has been submitted, the City's representative or designee shall meet with the grievant and the Union representative to discuss the grievance and make a good faith attempt to resolve the grievance. The City's representative shall respond in writing to the grievant and the Union representative within five (5) calendar days following the meeting. If the City does not respond within the time limits, the Union may advance the grievance to the next step.

Step 2:

If the grievance is not settled at Step 1, a written appeal may be filed within five (5) calendar days after the decision of the City's representative to the applicable department head or designee. Within ten (10) calendar days thereafter, the applicable department head or designee shall meet with the grievant and the Union representative to discuss the grievance and make a good faith attempt to resolve the grievance. The department head or designee shall respond in writing to the grievant and the Union within ten (10) calendar days following the meeting.

Step 3:

If the Union is not satisfied with the response of the department head or designee, it may either file a written request for arbitration or request that the Human Resources Director (or his or her designee) review the Response within ten (10) calendar days of receiving the response. If the Union elects to request that the Human Resources Director review the grievance, the Human

Resources Director must either deny the grievance or issue a decision within fifteen (15) calendar days of the Union's request. Within ten (10) calendar days of receiving the Human Resource Director's decision the grievance may be advanced to arbitration.

Step 4:

If the dispute is not settled at Step 2 or 3, whichever is applicable, the Union may demand in writing that a grievance be submitted to arbitration no later than thirty (30) calendar days from the conclusion of Step 2 or 3, whichever is applicable. Grievances which are not advanced timely are waived.

Within twenty (20) calendar days after the matter has been submitted to arbitration, a representative of the City and the Union shall meet to try to agree upon an arbitrator. If the parties are unable to agree on an arbitrator within ten (10) calendar days after such meeting, the parties shall request the Federal Mediation and Conciliation Service to submit a list of seven (7) arbitrators. Either party shall have the right to reject one (1) entire list of arbitrators. The arbitrator shall be selected from the list of seven (7) by alternate strikes by the City and the Union. A coin toss shall be used to determine the first strike. The loser of the coin toss shall strike first. The person whose name remains on the list shall be the arbitrator. All hearings shall be held at the City of Springfield unless otherwise agreed to.

Both parties agree to make a good faith attempt to arrive at a joint statement of facts and issues to be submitted to the arbitrator. Jointly submitted facts and issues shall be binding on the arbitrator. The City and the Union shall have the right to request the arbitrator to require the presence of witnesses and documents. Each party shall bear the expense of its witnesses. The expenses and fees of arbitration and the cost of the hearing room shall be shared equally by the City and the Union. Costs of arbitration shall include the arbitrator's fees, room cost and transcription costs. Each party shall bear its own attorney fees. The decision and award of the arbitrator shall be final and binding.

Section 6. Authority of the Arbitrator

The arbitrator shall have no right to amend, modify, nullify, ignore, add to or subtract from the provisions of this Agreement. The arbitrator shall consider and decide only the question of fact as to whether there has been a violation, misinterpretation or misapplication of the specific provisions of this Agreement as submitted to him or her by the parties and shall have no authority to make a decision on any issue not so submitted. The arbitrator shall make no decision that violates applicable federal or state law. The arbitrator shall be without power to make decisions contrary to or inconsistent with applicable Federal or State law or public policy. The arbitrator shall submit his or her decision in writing within forty-five (45) days following the close of the

hearing or the submission of briefs by the parties, whichever is later, unless the parties agree to a written extension thereof. The decision shall be based solely upon the arbitrator's interpretation of the meaning or application of the specific terms of this Agreement to the facts of the grievance presented, consistent with applicable law and public policy. The arbitrator shall have the authority to fashion an award consistent with the requested remedy. A decision rendered consistent with the terms of this Article shall be final and binding.

Section 7. Grievance Processing and Time Limits

- A. Up until an arbitrator's decision, grievances may be withdrawn without precedent.
- B. Time limits may only be extended by mutual agreement, confirmed in writing by both parties.
- C. Any grievance that is not filed or advanced within the time limits set forth in this Article will be considered to be abandoned and waived.

Article XX – Discipline Grievances

If a member of the Bargaining Unit is disciplined by being discharged, demoted, suspended without pay, or subject to reduction in compensation, and believes the discipline lacks just cause, he or she may appeal the decision pursuant to the following procedure. Within fifteen (15) calendar days of the effective date of the discipline, the employee must decide: (1) whether to appeal the discipline and request a hearing before the Personnel Board with the Personnel Board to make recommendations to the City Manager for final decision; or (2) waive in writing his or her right to an appeal and hearing before the Personnel Board and instead, request a final decision from the City Manager. If the employee waives the hearing before the Personnel Board, then the employee shall state to the City Manager the basis and facts forming the grounds for the employee's appeal, and state the proposed remedy the employee requests.

Any employee who requests a hearing before the Personnel Board may formally seek to forfeit this request by indicating in writing to the Director of Human Resources a desire to do so and to seek a final decision from the City Manager. Any such request made at least thirty (30) calendar days prior to a scheduled Personnel Board hearing will be granted. Any such request made less than thirty (30) days prior to a scheduled Personnel Board hearing may be approved at the sole discretion of the City.

If the employee initially waived the hearing before the Personnel Board, then the City Manager will make a decision no later than fifteen (15) calendar days from the date the option for hearing was waived. If the employee initially requested a hearing before the Personnel Board but the employee's request to forfeit that right is granted, then the City Manager will make a decision on the appeal no later than fifteen (15) calendar days from the date that the request to forfeit the right is granted. If there has been a hearing in front of the Personnel Board, then the City Manager's decision on the appeal will be issued pursuant to the timeline set forth in Merit Rule 13.6.

If the employee is not satisfied with the City Manager's decision, he or she may seek to have the Union file a grievance on his or her behalf or pursue his or her right of appeal to the Circuit Court. The employee's decision to seek to have the Union file a grievance must be made no later than fifteen (15) calendar days after receipt of the City Manager's decision. If a grievance is filed, the Union will decide within fifteen (15) calendar days whether to demand arbitration of the grievance, and if so, the grievance will be arbitrated according to the procedures of Section 5, Step 4, and Section 6, of Article XIX, entitled "Dispute Resolution Grievance Procedure". If the Union declines to arbitrate the grievance, the employee may nevertheless retain his or her right to appeal the decision to Circuit Court. An arbitrator's decision will be final and binding. An employee whose disciplinary grievance is advanced to arbitration must waive in writing his or her right to appeal the discipline in Circuit Court pursuant to Sections 536.100 to 536.150 RSMo.

Article XXI – Governing Law

This collective bargaining agreement is governed by the law of the State of Missouri.

Article XXII: Approval of the Agreement

The following individuals by endorsing this Agreement represent that they are authorized to express the approval of the terms and provisions of this Agreement on behalf of the Union and on behalf of the City's bargaining team.

IBEW LOCAL UNION NUMBER 753

Date

By _____
Brian Brawley, Business Manager
IBEW, Local 753 ("the Union")

Name Printed

THE CITY OF SPRINGFIELD, MO

Date

By _____

"the City"

Name Printed

EXHIBIT A

STATE BOARD OF MEDIATION
STATE OF MISSOURI

INTERNATIONAL BROTHERHOOD OF	)	
ELECTRICAL WORKERS, LOCAL 753,	)	
	)	
Petitioner,	)	
	)	
v.	)	Public Case No. R 2015-033
	)	
CITY OF SPRINGFIELD,	)	
	)	
Respondent.	)	

CERTIFICATION OF REPRESENTATION

An election having been conducted in this case under the supervision of the Chairman of the State Board of Mediation in accordance with the Rules and Regulations of the Board; and it appearing from the Tally of Ballots that an exclusive bargaining representative has been selected; and no objections having been filed to the Tally of Ballots furnished to the parties, or to the conduct of election, within the time provided for such objections:

IT IS HEREBY CERTIFIED that International Brotherhood of Electrical Workers, Local 753, has been designated and selected by a majority of the employees of the Respondent City of Springfield, in the unit described below, as their exclusive bargaining representative. Pursuant to Section 105.525, RSMo. 2000, International Brotherhood of Electrical Workers, Local 753, is the exclusive representative of all the employees in this unit for the purpose of discussions with respect to salaries and other conditions of employment.

Unit: All the classifications shown on the inclusions list below; excluding all probationary, provisional, emergency and temporary employees of the City. All supervisory employees on the Craft Trades and Labor (CTL) Pay Schedule at the City. All employees of the LES, FPS, DHS, and PAT Pay Schedules of the City.

Signed this 6th day of October 2015.

STATE BOARD OF MEDIATION

/s/ Butch Albert

Butch Albert
Chairman



EXHIBIT A

AIRPORT

Craftworker
Utility Worker
Assistant Equipment Tech
Equipment Tech
Custodian
Building Maintenance Worker
Airfield Maintenance Worker
Aircraft Services Specialist
Aircraft Services Trainer
Aircraft Line Services Tech

ART MUSEUM

Custodian

ENVIRONMENTAL SERVICES

Parts & Inventory Control Clerk
Plant Maintenance Mechanic I
Plant Maintenance Mechanic II
Assistant Equipment Tech
Heavy Equipment Technician
Instrument Technician
Sr. Plant Electrician
Equipment Operator II
Equipment Operator III
YRC Equipment Operator
Wastewater Sludge Truck Operator
Team Leader
Laborer
Recycling Center Attendant
Building Maintenance Worker
Maintenance Worker
Weighmaster
Sewer Cleaning Team Leader
Yardwaste Recycle Center Working Leader

FIRE

Heavy Equipment Technician

HEALTH

Custodian

PARKS

Park Shop Attendant
Parts & Inventory Control Clerk
Craftworker
Building Maintenance Team Leader

PARKS CONTINUED

Parks Maintenance Working Leader
Utility Worker
Ice Park Operations Coordinator
Equipment Technician
Instrument Technician
Parks Maintenance Equipment Crew Leader
Equipment Operator II
Parks Forestry Team Leader
Laborer
Custodian
Building Maintenance Worker
Maintenance Worker
Grounds Maintenance Crew Leader
Parks Caretaker
Arborist
Arborist Crew Leader
Gardner
Golf Course Worker
Golf Course Working Leader

PUBLIC WORKS

Parts & Inventory Clerk
Parts & Inventory Technician
Building Maintenance Craftworkers
Building Maintenance Crew Leader
Craftworker
Sign Fabricator
Equipment Technician
Collision Repair/Refinish Technician
Heavy Equipment Technician
General Services Working Leader
Equipment Operator II
Equipment Operator III
Team Leader
Laborer
Building Maintenance Worker
Custodial Team Leader
Maintenance Worker
Lead Maintenance Worker
Grounds Maintenance Crew Leader
Traffic Controls Worker I
Traffic Controls Worker II
Arborist
Arborist Crew Leader
Service Technician

EXHIBIT B

IBEW Local Union No. 753 – AUTHORIZATION FOR CHECK-OFF FROM WAGES

I, _____, do hereby freely and affirmatively consent, authorize, and direct the City of Springfield to deduct from my wages and transfer to IBEW Local Union No. 753 ("Local 753" or the "Union") all dues, fees and assessments properly due and payable pursuant to the terms of the Collective Bargaining Agreement and Union By-Laws. These amounts to be deducted shall be amounts currently in effect pursuant to the terms of the collective bargaining agreement or By-Laws of the International Brotherhood of Electrical Workers Local 753 or whatever amounts may be hereafter established under future CBAs or By-Laws and in accordance with my agreement with the International Brotherhood of Electrical Workers and By-Laws for Dues and Assessments of Local 753, with such specific dollar amounts being stated in writing to the City of Springfield by the Union, and to be deducted as set forth in the CBA or future CBAs.

This authorization is voluntarily made by me, knowingly and freely, and with the specific understanding that the signing of this authorization, or the refraining from signing any authorization, is not a condition of my present or future employment with the City of Springfield, nor is it conditioned on my present or future membership in the Union.

This authorization and assignment shall be freely revocable by me. To terminate this authorization, I must present written notice to my employer and the Union. This authorization shall automatically renew itself annually.

Employee Number

Employee Name – Print

Signature

Date

For Union Office Use Only: First deduction amount per pay period \$_____.

CITY OF SPRINGFIELD, MO
Human Resources Department
CRAFTS, TRADES AND LABOR (CTL) UNION SALARY SCHEDULE

Exhibit C

SALARY CHANGE:

G.O. ____ : 2.10% across the board increase; and 2.5% increase to top step of each grade.

EFFECTIVE DATE: 7/13/2025

GRADE	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	GRADE
CTL 1				1,269.60	1,333.60	1,392.00	1,464.00	1,538.40	1,615.20	1,697.60	CTL1
CTL 2				15.87 33,009.60	16.67 34,673.60	17.40 36,192.00	18.30 38,064.00	19.23 39,998.40	20.19 41,995.20	21.22 44,137.60	CTL 2
CTL 3				1,276.00	1,340.00	1,408.00	1,469.60	1,544.00	1,621.60	1,702.40	CTL 3
CTL 4				15.95 33,176.00	16.75 34,840.00	17.60 36,608.00	18.37 38,209.60	19.30 40,144.00	20.27 42,161.60	21.28 44,262.40	CTL 4
CTL 5				1,330.40	1,396.00	1,466.40	1,530.40	1,608.00	1,688.80	1,773.60	CTL 5
CTL 6				16.63 34,590.40	17.45 36,296.00	18.33 38,126.40	19.13 39,790.40	20.10 41,808.00	21.11 43,908.80	22.17 46,113.60	CTL 6
CTL 7				1,392.80	1,462.40	1,536.00	1,601.60	1,684.00	1,768.00	1,856.80	CTL 7
CTL 8				17.41 36,212.80	18.28 38,022.40	19.20 39,936.00	20.02 41,641.60	21.05 43,784.00	22.10 45,968.00	23.21 48,276.80	CTL 8
CTL 9				1,421.60	1,492.80	1,568.00	1,636.00	1,719.20	1,805.60	1,896.00	CTL 9
CTL 10				17.77 36,961.60	18.66 38,812.80	19.60 40,768.00	20.45 42,536.00	21.49 44,699.20	22.57 46,945.60	23.70 49,296.00	CTL 10
CTL 11				1,487.20	1,561.60	1,639.20	1,708.80	1,796.80	1,886.40	1,980.80	CTL 11
CTL 12				17.70 36,816.00	18.59 38,667.20	19.52 40,601.60	20.49 42,619.20	21.36 44,428.80	22.46 46,716.80	23.58 49,046.40	CTL 12
CTL 13				1,416.80	1,488.00	1,562.40	1,640.00	1,722.40	1,796.80	1,888.00	CTL 13
CTL 14				17.71 36,836.80	18.60 38,688.00	19.53 40,622.40	20.50 42,640.00	21.53 44,782.40	22.46 46,716.80	23.60 49,088.00	CTL 14
CTL 15				1,483.20	1,556.80	1,633.60	1,716.80	1,802.40	1,880.00	1,975.20	CTL 15
CTL 16				18.54 38,563.20	19.46 40,476.80	20.42 42,473.60	21.46 44,636.80	22.53 46,862.40	23.50 48,880.00	24.69 51,355.20	CTL 16
CTL 17				1,568.00	1,645.60	1,728.00	1,814.40	1,904.80	1,987.20	2,088.00	CTL 17
CTL 18				19.60 40,768.00	20.57 42,785.60	21.60 44,928.00	22.68 47,174.40	23.81 49,524.80	24.84 51,667.20	26.10 54,288.00	CTL 18
CTL 19				1,654.40	1,736.00	1,822.40	1,914.40	2,009.60	2,096.80	2,188.00	CTL 19
CTL 20				20.68 43,014.40	21.70 45,136.00	22.78 47,382.40	23.93 49,774.40	25.12 52,249.60	26.21 54,516.80	27.54 57,283.20	CTL 20
CTL 21				1,725.60	1,812.00	1,902.40	1,997.60	2,096.80	2,188.00	2,300.00	CTL 21
CTL 22				21.57 44,865.60	22.65 47,112.00	23.78 49,462.40	24.97 51,937.60	26.21 54,516.80	27.35 56,888.00	28.75 59,800.00	CTL 22
CTL 23				1,784.80	1,874.40	1,968.00	2,066.40	2,169.60	2,264.00	2,379.20	CTL 23
CTL 24				22.31 46,404.80	23.43 48,734.40	24.60 51,168.00	25.83 53,726.40	27.12 56,409.60	28.30 58,864.00	29.74 61,859.20	CTL 24
CTL 25				1,860.80	1,955.20	2,052.00	2,155.20	2,263.20	2,360.80	2,480.80	CTL 25
CTL 26				23.26 48,380.80	24.44 50,835.20	25.65 53,352.00	26.94 56,035.20	28.29 58,843.20	29.51 61,380.80	31.01 64,500.80	CTL 26
CTL 27				1,860.80	1,955.20	2,052.00	2,155.20	2,263.20	2,360.80	2,480.80	CTL 27
CTL 28				23.26 48,380.80	24.44 50,835.20	25.65 53,352.00	26.94 56,035.20	28.29 58,843.20	29.51 61,380.80	31.01 64,500.80	CTL 28
CTL 29				1,860.80	1,955.20	2,052.00	2,155.20	2,263.20	2,360.80	2,480.80	CTL 29
CTL 30				23.26 48,380.80	24.44 50,835.20	25.65 53,352.00	26.94 56,035.20	28.29 58,843.20	29.51 61,380.80	31.01 64,500.80	CTL 30



EXPLANATION TO COUNCIL BILL 2025-128 (CARROLL)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Human Resources

TITLE: A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a First Amendment to the July 1, 2024, Collective Bargaining Agreement (the “CBA”) with the International Brotherhood of Electrical Workers AFL-CIO Union Number 753 (“IBEW”) regarding a bargaining unit within the City’s Professional, Administrative, and Technical employee group for the purpose of increasing salaries; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the IBEW regarding matters of interpretation of the CBA.

PURPOSE: To approve the First Amendment to the July 1, 2024, Collective Bargaining Agreement between the City and the International Brotherhood of Electrical Workers, Local No. 753 (“IBEW”) affiliated with the AFL-CIO, the Exclusive Representative of a certain Bargaining Unit consisting of limited employees within the Professional, Administrative and Technical (“PAT”) IBEW Union Employee Group, delineating results of collective bargaining negotiations with the IBEW and authorizing the City Manager, or designee, on behalf of the City, to execute and deliver the First Amendment to the Collective Bargaining Agreement to the Exclusive Representative.

BACKGROUND INFORMATION: In light of Missouri Supreme Court rulings, the City, without affecting or superseding the authority of the Missouri State Board of Mediation, established a framework for certain regular employees of the City to engage in collective bargaining.

Pursuant to City Code Section 2-94, and Article XV – Wages of the July 1, 2024, IBEW PAT Collective Bargaining Agreement (“CBA”), the City and the IBEW, Local No. 753, the Exclusive Representative for a Bargaining Unit consisting of limited employees within the PAT Employee Group, conferred and discussed proposed changes to the CBA.

The First Amendment is attached to the Council bill as “Exhibit 1,” and amends Article XV – Wages of the CBA and specifies that effective July 1, 2025, the City will fund the Merit Steps for all salary grades and active steps within the bargaining unit contained in the PAT IBEW Union Salary Schedule. Additionally, effective with the pay period starting July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 2.1% across-the-board pay increase for each salary grade and active step. Finally, effective with the pay period starting July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 2.5% increase to the base pay rate for step 12 (current top step) of all salary grades in the PAT IBEW Union Salary Schedule such that, for each respective grade, the base pay rate for step 12 (current top step) shall be approximately 5% above the base pay rate of step 11, making the top



step a full step at the typical 5% merit step differential. The terms of the First Amendment to the CBA were tentatively agreed to with the IBEW voluntarily through the collective bargaining process. The remainder of Article XV will remain unchanged.

The parties voluntarily agreed to the provisions of the First Amendment to the CBA and the IBEW bargaining unit subsequently ratified the First Amendment on May 15, 2025. The First Amendment is to be effective as of the date of execution by the parties and valid through the period of the CBA.

REMARKS: The recommendations and explanations contained herein are consistent with City Council's policies. It is respectfully requested that City Council approve this First Amendment to the CBA with an effective date as of the date of execution by the parties.

Submitted By: Maryann Jennings, Executive Assistant

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. 1st Am to CBA for IBEW PAT
2. Ex 1 1st Am to IBEW PAT (2024) CBA(1)
3. Ex 1A PAT IBEW Union Salary Schedule 7.2025.cleaned

Sponsored by Carroll

First Reading _____

Second Reading _____

COUNCIL BILL 2025-128

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City of Springfield, Missouri (the “City”), to enter into a First
2 Amendment to the July 1, 2024, Collective Bargaining Agreement (the
3 “CBA”) with the International Brotherhood of Electrical Workers AFL-
4 CIO Union Number 753 (“IBEW”) regarding a bargaining unit within
5 the City’s Professional, Administrative, and Technical employee group
6 for the purpose of increasing salaries; authorizing the City Manager,
7 or designee, to execute the same; and authorizing the City Manager
8 to enter into agreements with the IBEW regarding matters of
9 interpretation of the CBA.

10 _____
11
12 WHEREAS, the City has an established framework for certain City employees to
13 engage in collective bargaining, and this established framework is set forth in
14 Springfield City Code Section 2-94; and

15
16 WHEREAS, the City and the IBEW are parties to a certain Collective Bargaining
17 Agreement effective July 1, 2024 regarding a bargaining unit within the City’s
18 Professional, Administrative, and Technical employee group; and

19
20 WHEREAS, the City established a team (the “City’s team”) for the purposes of acting
21 as the City’s exclusive agent in collectively bargaining; and

22
23 WHEREAS, Article XV of the CBA allowed the IBEW to notify the City of its desire to
24 engage in wage reopener negotiations for Fiscal Year 2026 and the IBEW did so notify
25 the City; and

26
27 WHEREAS, the IBEW and the City’s team engaged in wage reopener negotiations
28 and reached a tentative agreement to enter into a First Amendment to the CBA to
29 amend Article XV – “Wages,” of the CBA, by adding a new section 3., “Fiscal Year 2026
30 Wage Reopener Agreement,” to be effective July 1, 2025, said tentative agreement
31 being subject to ratification by the bargaining unit and approval by City Council; and
32

WHEREAS, the First Amendment to the CBA has been ratified by the bargaining unit; and

WHEREAS, the First Amendment to the CBA would fund the Merit Steps for all salary grades and active steps within the bargaining unit contained in the PAT IBEW Union Salary Schedule, implement a 2.1% across-the-board pay increase for each salary grade and active step, and implement a 2.5% increase to the base pay rate for step 12 (current top step) of all salary grades in the PAT IBEW Union Salary Schedule such that, for each respective grade, the base pay rate for step 12 (current top step) would be approximately 5% above the base pay rate of step 11, making the top step a full step at the typical 5% merit step differential; and

WHEREAS, the City's team recommends giving the City Manager authority to enter into agreements with the IBEW regarding interpretations of the CBA, including the First Amendment thereto, provided such interpretation is recommended by the City Attorney.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The First Amendment to the July 1, 2024, Collective Bargaining Agreement (the "CBA") with the International Brotherhood of Electrical Workers AFL-CIO Union Number 753 ("IBEW") regarding a bargaining unit within the City's Professional, Administrative, and Technical employee group for the purpose of increasing salaries, a true and accurate copy of said First Amendment being attached hereto and incorporated as Exhibit "1," be and the same is hereby approved.

Section 2 – The City Manager, or designee, is hereby authorized and directed to execute said First Amendment by and on behalf of the City of Springfield, Missouri.

Section 3 – The City Manager is hereby authorized to enter into future agreements with the IBEW regarding matters of interpretation of the CBA, including any amendments thereto, provided such interpretation is recommended by the City Attorney.

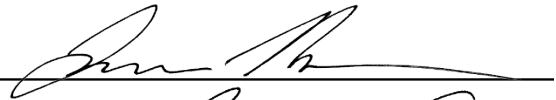
Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form:  _____, Assistant City Attorney

Approved for Council action:  _____, Interim City Manager

**FIRST AMENDMENT TO JULY 1, 2024 COLLECTIVE BARGAINING AGREEMENT
BETWEEN THE CITY OF SPRINGFIELD, MISSOURI AND INTERNATIONAL
BROTHERHOOD OF ELECTRICAL WORKERS AFL-CIO UNION NUMBER 753,
EXCLUSIVE REPRESENTATIVE OF LIMITED EMPLOYEES IN THE
PROFESSIONAL, ADMINISTRATIVE, AND TECHNICAL EMPLOYEE GROUP**

This First Amendment (“First Amendment”) is to the collective bargaining agreement (“CBA”) between the City of Springfield, Missouri (“City”) and the International Brotherhood of Electrical Workers AFL-CIO Union Number 753 (“IBEW”), exclusive representative of limited number of employees in the City’s Professional, Administrative, and Technical Employee Group.

Whereas, the City and IBEW are parties to a July 1, 2024, CBA regarding the bargaining unit defined in the CBA;

Whereas, Article XV: Wages, subpart (d) of the CBA allows the IBEW to notify the City of its desire to engage in wage reopener negotiations for Fiscal Year 2026 and the IBEW did so notify the City;

Whereas, the City and IBEW engaged in wage reopener negotiations and reached a tentative agreement to amend Article XV: Wages by adding a new Section 3 titled “Fiscal Year 2026 Wage Reopener Agreement;” and

NOW therefore, in consideration of the foregoing, and contingent upon approval and authorization from City Council and execution by both parties, the parties agree to amend Article XV “Wages” of the CBA by adding one new section to that article: “Section 3. Fiscal Year 2026 Wage Reopener Agreement” as set forth below (additions are listed in *italics*, deletions are ~~stricken~~):

Article XV: Wages

Section 3. Fiscal Year 2026 Wage Reopener Agreement

- a. *Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the Bargaining Unit contained in the Professional, Administrative, and Technical IBEW Union Salary Schedule.*
- b. *Effective July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 2.1% across-the-board increase to the base pay rate for all salary grades listed on the Professional, Administrative, and Technical IBEW Union Salary Schedule.*
- c. *Effective July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 2.5% increase to the base pay rate for step 12 of all grades in the Professional, Administrative, and Technical IBEW Union Salary Schedule such that, for each respective grade, the base pay rate for step 12 shall be approximately 5.00% above the base pay rate of step 11.*

- d. *The parties agree that the increases set forth in (b) and (c) are reflected in the new Professional, Administrative, and Technical IBEW Union Salary Schedule that is attached hereto as Exhibit 1A and incorporated herein.*
- e. *The City's salary ordinance shall be amended to incorporate these agreed to changes.*

Brian Brawley, Business Manager
IBEW, Local 753

City Manager
City of Springfield

Date

Date

Certification that this First Amendment to the July 1, 2024 IBEW PAT CBA is within the purpose of any appropriation to which it is to be charged and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor:

David Holtmann, Director of
Finance

Approved as to form:

City Attorney or designee

CITY OF SPRINGFIELD, MO
Human Resources Department
PROFESSIONAL, ADMINISTRATIVE & TECHNICAL (PAT) IBEW UNION SALARY SCHEDULE

Exhibit 1A

SALARY CHANGE:

G.O. ____ : 2.10% across the board increase; and 2.5% increase to the top step of each grade.

EFFECTIVE DATE:

7/13/2025

GRADE	STEP 1		STEP 2		STEP 3		STEP 4		STEP 5		STEP 6		STEP 7		STEP 8		STEP 9		STEP 10		STEP 11		STEP 12		GRADE
PAT IBEW UNION 5							1,355.20		1,423.20		1,494.40		1,570.40		1,650.40		1,732.80		1,820.80		1,912.80		2,009.60		PAT IBEW UNION 5
							16.94	35,235.20	17.79	37,003.20	18.68	38,854.40	19.63	40,830.40	20.63	42,910.40	21.66	45,052.80	22.76	47,340.80	23.91	49,732.80	25.12	52,249.60	
PAT IBEW UNION 6			1,408.80		1,480.00		1,552.80		1,631.20		1,714.40		1,800.00		1,891.20		1,987.20		2,088.00		2,192.80		2,304.80		PAT IBEW UNION 6
			17.61	36,628.80	18.50	38,480.00	19.41	40,372.80	20.39	42,411.20	21.43	44,574.40	22.50	46,800.00	23.64	49,171.20	24.84	51,667.20	26.10	54,288.00	27.41	57,012.80	28.81	59,924.80	
PAT IBEW UNION 7	1,599.20		1,679.20		1,763.20		1,851.20		1,943.20		2,041.60		2,144.00		2,252.00		2,366.40		2,486.40		2,612.00		2,744.00		PAT IBEW UNION 7
	19.99	41,579.20	20.99	43,659.20	22.04	45,843.20	23.14	48,131.20	24.29	50,523.20	25.52	53,081.60	26.80	55,744.00	28.15	58,552.00	29.58	61,526.40	31.08	64,646.40	32.65	67,912.00	34.30	71,344.00	
PAT IBEW UNION 8	1,722.40		1,808.80		1,899.20		1,994.40		2,094.40		2,200.80		2,310.40		2,428.00		2,550.40		2,680.80		2,816.00		2,959.20		PAT IBEW UNION 8
	21.53	44,782.40	22.61	47,028.80	23.74	49,379.20	24.93	51,854.40	26.18	54,454.40	27.51	57,220.80	28.88	60,070.40	30.35	63,128.00	31.88	66,310.40	33.51	69,700.80	35.20	73,216.00	36.99	76,939.20	
PAT IBEW UNION 9	1,852.80		1,945.60		2,043.20		2,146.40		2,253.60		2,367.20		2,485.60		2,612.80		2,742.40		2,883.20		3,027.20		3,180.80		PAT IBEW UNION 9
	23.16	48,172.80	24.32	50,585.60	25.54	53,123.20	26.83	55,806.40	28.17	58,593.60	29.59	61,547.20	31.07	64,625.60	32.66	67,932.80	34.28	71,302.40	36.04	74,963.20	37.84	78,707.20	39.76	82,700.80	



EXPLANATION TO COUNCIL BILL 2025-129 (HARDINGER)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Human Resources

TITLE: A special ordinance authorizing the City of Springfield, Missouri (the “City”), to enter into a First Amendment to the July 1, 2024, Collective Bargaining Agreement (the “CBA”) with the Springfield Police Officers’ Association, Fraternal Order of Police Lodge 22 (“SPOA”) for the purpose of increasing salaries; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the SPOA regarding matters of interpretation of the CBA.

PURPOSE: To approve the First Amendment to the July 1, 2024 Collective Bargaining Agreement (“CBA”) between the City and the Springfield Police Officers’ Association, Fraternal Order of Police Lodge 22 (“SPOA”), the Exclusive Representative of a certain Bargaining Unit within the Springfield Police Department, delineating results of collective bargaining negotiations with the SPOA and authorizing the City Manager, or designee, on behalf of the City, to execute and deliver the First Amendment to the CBA to the Exclusive Representative.

BACKGROUND INFORMATION: In light of the Missouri Supreme Court’s rulings, the City, without affecting or superseding the authority of the Missouri State Board of Mediation, established a framework for certain regular employees of the City to engage in collective bargaining. Pursuant to City Code section 2-94, and Article 18 – Wages of the CBA, the City and SPOA entered into wage reopener collective bargaining discussions on February 26, 2025.

The First Amendment specifies that effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the bargaining unit contained in the Law Enforcement Schedule (“LES”) Union Salary Schedule. Additionally, effective with the pay period starting July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 13.5% across-the-board pay increase for Steps 6 through 14 of LES 2 Salary Grade, and for all steps of the LES 5 and 10 Salary Grades listed on the current Law Enforcement Schedule (“LES”) Union Salary Schedule. Effective July 13, 2025, with a corresponding pay date of July 31, 2025, Step 5 of the LES 2 Salary Grade, which is entry pay for Police Recruits, will be increased so that it is 10% less than step 6 of LES 2.

The First Amendment is attached to the Council Bill as “Exhibit 1,” and was ratified by the bargaining unit on April 7, 2025. It amends Article 18 – Wages of the CBA as outlined above. The remainder of Article 18 – Wages shall remain unchanged. This First Amendment to the agreement was reached voluntarily through the collective bargaining process. The First Amendment is to be effective as of the date of execution



by the parties and valid through the period of the CBA as set forth in Article 18 thereof.

REMARKS: The recommendations and explanations contained herein are consistent with Council's policies. It is respectfully requested that City Council approve this First Amendment to the SPOA Collective Bargaining Agreement to be effective after passage.

Submitted By: Maryann Jennings, Executive Assistant

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. 1st Am to CBA for SPOA_Ord
2. Ex 1 1st Am to SPOA CBA
3. Ex 1A LES Union Salary Schedule 2025.cleaned

Sponsored by Hardinger

First Reading _____

Second Reading _____

COUNCIL BILL 2025-129

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City of Springfield, Missouri (the “City”), to enter into a First
2 Amendment to the July 1, 2024, Collective Bargaining Agreement (the
3 “CBA”) with the Springfield Police Officers’ Association, Fraternal
4 Order of Police Lodge 22 (“SPOA”) for the purpose of increasing
5 salaries; authorizing the City Manager, or designee, to execute the
6 same; and authorizing the City Manager to enter into agreements with
7 the SPOA regarding matters of interpretation of the CBA.
8 _____
9

10 WHEREAS, the City has an established framework for certain City employees to
11 engage in collective bargaining, and this established framework is set forth in
12 Springfield City Code Section 2-94; and
13

14 WHEREAS, the City and the SPOA are the parties to a certain Collective Bargaining
15 Agreement effective July 1, 2024; and
16

17 WHEREAS, the City established a team (the “City’s team”) for the purposes of acting
18 as the City’s exclusive agent in collectively bargaining; and
19

20 WHEREAS, Section 18.2 of the CBA allowed the SPOA to notify the City of its
21 desire to engage in wage reopener negotiations for Fiscal Year 2026 and the SPOA did
22 so notify the City; and
23

24 WHEREAS, the SPOA and the City’s team engaged in wage reopener negotiations
25 and reached a tentative agreement to enter into a First Amendment to the CBA to
26 amend Article 18 – Wages of the CBA, by adding a new section 18.8, “Fiscal Year 2026
27 Wage Reopener Agreement,” to be effective July 1, 2025, said tentative agreement
28 being subject to ratification by the bargaining unit and approval by City Council; and
29

30 WHEREAS, the First Amendment to the CBA has been ratified by the bargaining
31 unit; and
32

WHEREAS, the First Amendment to the CBA would fund the Merit Steps for all salary grades within the bargaining unit contained in the Law Enforcement Schedule ("LES") Union Salary Schedule, would implement a 13.5% across-the-board pay increase for Steps 6 through 14 of LES 2 Salary Grade and for all steps of the LES 5 and 10 Salary Grades listed on the current LES Union Salary Schedule, and would increase Step 5 of the LES 2 Salary Grade, which is entry pay for Police Recruits, so that it is 10% less than Step 6 of LES 2; and

WHEREAS, the City's team recommends giving the City Manager authority to enter into agreements with the SPOA regarding interpretations of the CBA, including the First Amendment thereto, provided such interpretation is recommended by the City Attorney.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The First Amendment to the July 1, 2024, Collective Bargaining Agreement (the "CBA") with the Springfield Police Officers' Association, Fraternal Order of Police Lodge 22 ("SPOA") for the purpose of increasing salaries, a true and accurate copy of said First Amendment being attached hereto and incorporated as Exhibit "1," be and the same is hereby approved.

Section 2 – The City Manager, or designee, is hereby authorized and directed to execute said First Amendment by and on behalf of the City of Springfield, Missouri.

Section 3 – The City Manager is hereby authorized to enter into future agreements with the SPOA regarding matters of interpretation of the CBA, including any amendments thereto, provided such interpretation is recommended by the City Attorney.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , Interim City Manager

Exhibit 1

FIRST AMENDMENT TO JULY 1, 2024 COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF SPRINGFIELD, MISSOURI AND THE SPRINGFIELD POLICE OFFICERS ASSOCIATION, FRATERNAL ORDER OF POLICE LODGE 22

This First Amendment (“First Amendment”) is to the collective bargaining agreement (“CBA”) between the City of Springfield, Missouri (“City”) and the Springfield Police Officers Association, Fraternal Order of Police Lodge 22 (“SPOA”).

Whereas, the City and SPOA are parties to a July 1, 2024 CBA, regarding the bargaining unit defined in the CBA;

Whereas, Section 18.2 of the CBA allows the SPOA to notify the City of its desire to engage in wage reopener negotiations for Fiscal Year 2026 and the SPOA did so notify the City;

Whereas, the SPOA and the City engaged in wage reopener negotiations and reached a tentative agreement to amend Article 18, “Wages,” by including new section 18.8, “Fiscal Year 2026 Wage Reopener Agreement” to be effective July 1, 2025; and

Whereas, the bargaining unit has ratified the tentative agreement reached between the SPOA and the City.

Now therefore, in consideration of the foregoing and contingent upon approval and authorization from City Council, the parties agree to amend Article 18, “Wages” as set forth below (additions are in *italics*, deletions are stricken):

18.8 Fiscal Year 2026 Wage Reopener Agreement

a) Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the bargaining unit contained in the Law Enforcement Schedule (LES) Union Salary Schedule.

(b). Effective July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 13.5% across-the-board pay increase for Steps 6 through 14 of LES 2, and for all steps of LES 5 and 10. Effective July 13, 2025, with a corresponding pay date of July 31, 2025, Step 5 of LES 2 will be increased so that it is 10% less than step 6 of LES 2.

(c). The changes set forth in (b) are reflected in the attached Exhibit 1A, which is an updated LES Union Salary Schedule. The City will amend its salary ordinance to also incorporate these changes.

(d). The SPOA may include in the fiscal year 2027 wage reopener negotiations the subject of a flex cap for vacation and continuous operation holiday. These negotiations will be limited to making the cap flexible for a set time period while retaining the current caps for payout and carryover.

SPOA/FOP Lodge 22

The City of Springfield

Justin Hollingsworth, President
City of Springfield

City Manager

Date

Date

Certification that this First Amendment to the July 1, 2024, SPOA CBA is within the purpose of any appropriation to which it is to be charged and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor:

David Holtmann, Director of Finance

Approved as to form:

City Attorney or designee

CITY OF SPRINGFIELD, MO
Human Resources Department
LAW ENFORCEMENT (LES) UNION SALARY SCHEDULE

Exhibit 1A

SALARY CHANGE:

G.O. __: 13.5% across the board for LES 2, 5, and 10

EFFECTIVE DATE: **7/13/2025**

GRADE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	GRADE
LES 2					2,185.60 27.32 56,825.60	2,428.00 30.35 63,128.00	2,550.40 31.88 66,310.40	LES 2
LES 5						2,636.00 32.95 68,536.00	2,767.20 34.59 71,947.20	LES 5
LES 10								LES 10

GRADE	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	STEP 13	STEP 14	GRADE
LES 2	2,676.00 33.45 69,576.00	2,810.40 35.13 73,070.40	2,951.20 36.89 76,731.20	3,098.40 38.73 80,558.40	3,253.60 40.67 84,593.60	3,416.00 42.70 88,816.00	3,586.40 44.83 93,246.40	LES 2
LES 5	2,905.60 36.32 75,545.60	3,050.40 38.13 79,310.40	3,204.00 40.05 83,304.00	3,364.00 42.05 87,464.00	3,532.00 44.15 91,832.00	3,708.80 46.36 96,428.80	3,893.60 48.67 101,233.60	LES 5
LES 10	3,216.00 40.20 83,616.00	3,375.20 42.19 87,755.20	3,545.60 44.32 92,185.60	3,721.60 46.52 96,761.60	3,907.20 48.84 101,587.20	4,102.40 51.28 106,662.40	4,308.80 53.86 112,028.80	LES 10



EXPLANATION TO COUNCIL BILL 2025-130 (HOSMER)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Human Resources

TITLE: A special ordinance authorizing the City of Springfield, Missouri (the "City"), to enter into a First Amendment to the July 1, 2024, Collective Bargaining Agreement (the "CBA") with the International Association of Fire Fighters, Southern Missouri Professional Fire Fighters Local 152 ("IAFF") for the purpose of increasing salaries; authorizing the City Manager, or designee, to execute the same; and authorizing the City Manager to enter into agreements with the IAFF regarding matters of interpretation of the CBA.

PURPOSE: To approve the First Amendment to the July 1, 2024, Collective Bargaining Agreement between the City and the Southern Missouri Professional Fire Fighters Local 152 ("IAFF"), the Exclusive Representative of a certain Bargaining Unit within the Springfield Fire Department that provides an across-the-board pay increase; and authorize the City Manager, or designee, on behalf of the City, to execute and deliver the First Amendment to the Collective Bargaining Agreement to the Exclusive Representative.

BACKGROUND INFORMATION: In light of the Missouri Supreme Court's rulings, the City, without affecting or superseding the authority of the Missouri State Board of Mediation, established a framework for certain regular employees of the City to engage in collective bargaining. Pursuant to City Code section 2-94, and Section 3.02 of the July 1, 2024, IAFF Collective Bargaining Agreement (CBA), the City and IAFF, the Exclusive Representative of a certain Bargaining Unit within the Springfield Fire Department, entered into collective bargaining on February 10, 2025.

The First Amendment specifies effective July 1, 2025, the City will fund Merit Steps for all salary grades within the bargaining unit contained in the Fire Protection Schedule (FPS) Union 80 Hour and 112 Hour Salary Schedules. Effective with the pay period starting July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 22% across-the-board pay increase to all Salary Grades listed on the current Fire Protection Schedule (FPS) Union 80 Hour and 112 Hour Salary Schedules, except that salary grade FPS 7 (Fire Marshals) on both Salary Schedules shall receive a 23.5% across-the-board pay increase.

The First Amendment is attached to the Council Bill as "Exhibit 1," and was ratified by the bargaining unit on February 14, 2025. It amends Section 3.02 - Wages of the CBA to add language regarding the above described pay increases. The remainder of Section 3.02 - Wages shall remain unchanged. The parties voluntarily agreed to the provisions of the First Amendment to the CBA through the collective bargaining



process. The First Amendment is to be effective July 1, 2025, and valid through the period of the CBA as set forth in Section 5.03 thereof.

REMARKS: The recommendations and explanations contained herein are consistent with City Council's policies. It is respectfully requested that City Council approve this First Amendment to The IAFF Collective Bargaining Agreement to be effective after passage.

Submitted By: Maryann Jennings, Executive Assistant

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. 1st Am to CBA for IAFF_Ord
2. Ex 1 1st Am to 7-1-24 IAFF CBA(1)
3. Ex 1A 80 and 112 Salary Schedules.cleaned

One-rdg. _____
P. Hrngs. _____
Pgs. 8
Filed 06-03-25

Sponsored by Hosmer

First Reading _____

Second Reading _____

COUNCIL BILL 2025-130

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City of Springfield, Missouri (the "City"), to enter into a First
2 Amendment to the July 1, 2024, Collective Bargaining Agreement (the
3 "CBA") with the International Association of Fire Fighters, Southern
4 Missouri Professional Fire Fighters Local 152 ("IAFF") for the purpose
5 of increasing salaries; authorizing the City Manager, or designee, to
6 execute the same; and authorizing the City Manager to enter into
7 agreements with the IAFF regarding matters of interpretation of the
8 CBA.
9 _____

10
11 WHEREAS, the City has an established framework for certain City employees to
12 engage in collective bargaining, and this established framework is set forth in
13 Springfield City Code Section 2-94; and
14

15 WHEREAS, the City and the IAFF are the parties to a certain Collective Bargaining
16 Agreement effective July 1, 2024; and
17

18 WHEREAS, the City established a team (the "City's team") for the purposes of acting
19 as the City's exclusive agent in collectively bargaining; and
20

21 WHEREAS, Section 3.02 of the CBA allowed the IAFF to notify the City of its desire
22 to engage in wage reopener negotiations for Fiscal Year 2026 and the IAFF did so
23 notify the City; and
24

25 WHEREAS, the IAFF and the City's team engaged in wage reopener negotiations
26 and reached a tentative agreement to enter into a First Amendment to the CBA to
27 amend Section 3.02 – "Wages," of the CBA, by adding a new section, "Fiscal Year 2026
28 Wage Reopener Agreement," to be effective July 1, 2025, said tentative agreement
29 being subject to ratification by the bargaining unit and approval by City Council; and
30

31 WHEREAS, the First Amendment to the CBA has been ratified by the bargaining
32 unit; and
33

34 WHEREAS, the First Amendment to the CBA would implement a 22% across-the-
35 board pay increase to all Salary Grades listed on the current Fire Protection Schedule
36 (FPS) Union 80 Hours and 112 Hour Salary Schedules, except that salary grade FPS 7
37 (Fire Marshals) on both Salary Schedules would receive a 23.5% across-the-board pay
38 increase; and
39

40 WHEREAS, the City's team recommends giving the City Manager authority to enter
41 into agreements with the IAFF regarding interpretations of the CBA, including the First
42 Amendment thereto, provided such interpretation is recommended by the City Attorney.
43

44 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
45 SPRINGFIELD, MISSOURI, as follows, that:
46

47 Section 1 – The First Amendment to the July 1, 2024, Collective Bargaining
48 Agreement (the "CBA") with the International Association of Fire Fighters, Southern
49 Missouri Professional Fire Fighters Local 152 ("IAFF") for the purpose of increasing
50 salaries, a true and accurate copy of said First Amendment being attached hereto and
51 incorporated as "Exhibit 1," be and the same is hereby approved.
52

53 Section 2 – The City Manager, or designee, is hereby authorized and directed to
54 execute said First Amendment by and on behalf of the City of Springfield, Missouri.
55

56 Section 3 – The City Manager is hereby authorized to enter into future agreements
57 with the IAFF regarding matters of interpretation of the CBA, including any amendments
58 thereto, provided such interpretation is recommended by the City Attorney.
59

60 Section 4 – This Ordinance shall be in full force and effect from and after passage.
61

62 Passed at meeting: _____
63

64 _____
65 Mayor
66

67 Attest: _____, City Clerk
68

69 Filed as Ordinance: _____
70

71
72 Approved as to form:  _____, Assistant City Attorney
73

74
75 Approved for Council action:  _____, Interim City Manager

EXHIBIT 1

FIRST AMENDMENT TO JULY 1, 2024, COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF SPRINGFIELD, MISSOURI AND SOUTHERN MISSOURI PROFESSIONAL FIRE FIGHTERS LOCAL 152

THIS IS THE FIRST AMENDMENT (“First Amendment”) TO THE COLLECTIVE BARGAINING AGREEMENT (“CBA”) BETWEEN THE CITY OF SPRINGFIELD, MISSOURI (“City”) AND THE INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, SOUTHERN MISSOURI PROFESSIONAL FIRE FIGHTERS LOCAL 152 (IAFF).

Whereas, the City and IAFF are parties to a July 1, 2024, CBA, regarding the bargaining unit defined in the CBA;

Whereas, section 3.02, “Wages,” of the CBA allows for the IAFF to notify the City of a desire to engage in wage reopener negotiations for fiscal year 2026 and the IAFF did request such negotiations;

Whereas, the IAFF and City’s negotiation team engaged in wage reopener negotiations and reached a tentative agreement to amend Section 3.02, “Wages,” by including a new subpart titled “Fiscal Year 2026 Wage Reopener Agreement;” and

Whereas, the bargaining unit represented by the IAFF has ratified the tentative agreement.

Now therefore, in consideration of the foregoing and contingent upon approval and authorization by City Council, the parties agree to amend Section 3.02, “Wages,” by adding a new subpart to the end of Section 3.02 which shall be titled “Fiscal Year 2026 Reopener Agreement,” as set forth below (additions are in *italics*, deletions are ~~stricken~~):

SECTION 3.02 — WAGES

Fiscal Year 2026 Wage Reopener Agreement

1. *Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the bargaining unit contained in the Fire Protection Schedule Union 80 Hour and 112 Hour Salary Schedules.*
2. *Effective July 13, 2025, with a corresponding pay date of July 31, 2025, the City will implement a 22% across-the-board pay increase to all salary grades listed on the current Fire Protection Schedule Union 80 Hour and 112 Hour Salary Schedules, except that salary grade FPS 7 (Fire Marshals) on both Salary Schedules shall receive a 23.5% across-the-board pay increase. New Fire Protection Union Salary Schedules reflecting these increases are attached hereto as Exhibit 1A and incorporated herein.*
3. *The City’s salary ordinance will be amended to reflect the above changes.*

Chad Davis, President
IAFF Local 152

City Manager

Date

Date

Certification that this First Amendment to the July 1, 2024, IAFF CBA is within the purpose of any appropriation to which it is to be charged and that there is an unencumbered balance to the credit of such appropriation sufficient to pay therefor:

David Holtmann, Director of Finance

Approved as to form:

City Attorney or designee

CITY OF SPRINGFIELD, MO
Human Resources Department
FIRE PROTECTION (FPS) UNION SALARY SCHEDULE

Exhibit 1A

80 Hours Per Pay Period

EFFECTIVE DATE: **7/13/2025**

**SALARY
CHANGE:**

G.O. ____: 22% across-the-board increase to FPS 1, FPS 4, FPS 5T, and FPS 6. 23.5% across-the-board increase to FPS 7.

GRADE	STEP 1		STEP 2		STEP 3		STEP 4		STEP 5		STEP 6		GRADE
FPS 1					2,201.60		2,304.80		2,417.60		2,524.00		FPS 1
					27.52	57,241.60	28.81	59,924.80	30.22	62,857.60	31.55	65,624.00	
FPS 4	2,184.00		2,313.60		2,421.60		2,535.20		2,660.00		2,778.40		FPS 4
	27.30	56,784.00	28.92	60,153.60	30.27	62,961.60	31.69	65,915.20	33.25	69,160.00	34.73	72,238.40	
FPS 5T	2,470.40		2,624.80		2,749.60		2,880.80		3,020.00		3,088.80		FPS 5T
	30.88	64,230.40	32.81	68,244.80	34.37	71,489.60	36.01	74,900.80	37.75	78,520.00	38.61	80,308.80	
FPS 6	2,690.40		2,814.40		2,951.20		3,091.20		3,261.60		3,406.40		FPS 6
	33.63	69,950.40	35.18	73,174.40	36.89	76,731.20	38.64	80,371.20	40.77	84,801.60	42.58	88,566.40	
FPS 7	2,792.80		2,968.00		3,108.00		3,256.00		3,416.00		3,563.20		FPS 7
	34.91	72,612.80	37.10	77,168.00	38.85	80,808.00	40.70	84,656.00	42.70	88,816.00	44.54	92,643.20	

GRADE	STEP 7		STEP 8		STEP 9		STEP 10		STEP 11		GRADE
FPS 1			2,677.60				2,828.00		3,180.80		FPS 1
			33.47	69,617.60			35.35	73,528.00	39.76	82,700.80	
FPS 4			2,945.60				3,112.00		3,498.40		FPS 4
			36.82	76,585.60			38.90	80,912.00	43.73	90,958.40	
FPS 5T			3,242.40				3,396.00		3,804.80		FPS 5T
			40.53	84,302.40			42.45	88,296.00	47.56	98,924.80	
FPS 6			3,566.40				3,725.60		4,169.60		FPS 6
			44.58	92,726.40			46.57	96,865.60	52.12	108,409.60	
FPS 7			3,736.80				3,911.20		4,382.40		FPS 7
			46.71	97,156.80			48.89	101,691.20	54.78	113,942.40	

CITY OF SPRINGFIELD, MO
Human Resources Department
FIRE PROTECTION (FPS) UNION SALARY SCHEDULE

112 Hours Per Pay Period

EFFECTIVE DATE: **7/13/2025**

SALARY
CHANGE:

G.O. ____: 22% across-the-board increase to FPS 1, FPS 4, FPS 5T, and FPS 6. 23.5% across-the-board increase to FPS 7.

GRADE	STEP 1		STEP 2		STEP 3		STEP 4		STEP 5		STEP 6		GRADE
FPS 1					2,201.60		2,304.80		2,417.60		2,524.00		FPS 1
					19.6571	57,241.60	20.5786	59,924.80	21.5857	62,857.60	22.5357	65,624.00	
FPS 4	2,184.00		2,313.60		2,421.60		2,535.20		2,660.00		2,778.40		FPS 4
	19.5000	56,784.00	20.6571	60,153.60	21.6214	62,961.60	22.6357	65,915.20	23.7500	69,160.00	24.8071	72,238.40	
FPS 5T	2,470.40		2,624.80		2,749.60		2,880.80		3,020.00		3,088.80		FPS 5T
	22.0571	64,230.40	23.4357	68,244.80	24.5500	71,489.60	25.7214	74,900.80	26.9643	78,520.00	27.5786	80,308.80	
FPS 6	2,690.40		2,814.40		2,951.20		3,091.20		3,261.60		3,406.40		FPS 6
	24.0214	69,950.40	25.1286	73,174.40	26.3500	76,731.20	27.6000	80,371.20	29.1214	84,801.60	30.4143	88,566.40	
FPS 7	2,792.80		2,968.00		3,108.00		3,256.00		3,416.00		3,563.20		FPS 7
	24.9357	72,612.80	26.5000	77,168.00	27.7500	80,808.00	29.0714	84,656.00	30.5000	88,816.00	31.8143	92,643.20	

GRADE	STEP 7		STEP 8		STEP 9		STEP 10		STEP 11		GRADE
FPS 1			2,677.60				2,828.00		3,180.80		FPS 1
			23.9071	69,617.60			25.2500	73,528.00	28.4000	82,700.80	
FPS 4			2,945.60				3,112.00		3,498.40		FPS 4
			26.3000	76,585.60			27.7857	80,912.00	31.2357	90,958.40	
FPS 5T			3,242.40				3,396.00		3,804.80		FPS 5T
			28.9500	84,302.40			30.3214	88,296.00	33.9714	98,924.80	
FPS 6			3,566.40				3,725.60		4,169.60		FPS 6
			31.8429	92,726.40			33.2643	96,865.60	37.2286	108,409.60	
FPS 7			3,736.80				3,911.20		4,382.40		FPS 7
			33.3643	97,156.80			34.9214	101,691.20	39.1286	113,942.40	



EXPLANATION TO COUNCIL BILL 2025-131 (LEE)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Human Resources

TITLE: A general ordinance amending the Springfield City Code, Section 2-92. "Salary Ordinance," by amending job titles within the City service to add or delete various job titles; by providing pay adjustments for non-bargaining unit employees on the following salary schedules: Professional, Administrative, and Technical (Non-Union and Unclassified), Crafts, Trades and Labor Non-Union, Fire Protection Schedule Non-Union (80 and 112 Hour), and Law Enforcement Schedule Non-Union; and by incorporating pay improvements impacting bargaining unit members that were negotiated and tentatively agreed to.

PURPOSE: To amend Springfield City Code, Section 2.92, known as the 'Salary Ordinance,' relating to salary grades for various job titles within the City service as contained in the Classifications of the Professional, Administrative, and Technical Schedules (including Union, Non-Union and Unclassified) by making provision for five (5) new job titles and deleting two (2) job titles; Crafts, Trades and Labor Schedule by making provision for one (1) new job title and deleting one (1) job title; by providing pay adjustments for non-bargaining unit employees on the following Salary Schedules: Crafts, Trades and Labor Non-Union, Professional, Administrative, and Technical (Non-Union and Unclassified), Fire Protection Non-Union (80 Hour and 112 Hour), and Law Enforcement Non-Union; and by incorporating pay improvements impacting bargaining unit members that were negotiated and voluntarily agreed to for the Law Enforcement Union Salary Schedule, the Fire Protection Union (80 Hour and 112 Hour) Salary Schedules, the Professional, Administrative and Technical IBEW Union Salary Schedule, and the Crafts, Trades and Labor Union Salary Schedule.

BACKGROUND INFORMATION: This is the annual salary ordinance. It contains recommendations related to routine job title additions due to department organizational changes and completed job studies. Additionally, it includes deletions for job titles that are no longer being used or will not be used if the new job titles are approved.

This Council bill contains annual pay plan improvements for non-union employees. The pay improvements include the funding of Merit Steps for all non-bargaining unit employees for Fiscal Year 2026. Additionally, for both Professional, Administrative, and Technical as well as Crafts, Trades, and Labor non-bargaining unit employees, an across the board pay increase of 2.1%, as well as an increase to the current top step of each salary grade of 2.5% is recommended. For the Fire Protection Non-Union Salary Schedule there is an across the board salary increase of 18% recommended; and for the Law Enforcement Salary Schedule there is an across the board salary increase of 13.5% recommended.



The pay changes are recommended to be effective with the pay period beginning July 13, 2025, with a corresponding pay date of July 31, 2025.

Finally, this Council Bill also amends the salary ordinance to comply with the pay plan improvements that were voluntarily agreed to through the collective bargaining process with representatives of the various bargaining units. Specifics of those Agreements are contained in separate Council bills for each bargaining unit.

REMARKS: The recommendations and explanations contained herein are consistent with Council's policies. All costs reflected herein are part of the proposed Annual Operating Budget for Fiscal Year 2026. It is respectfully requested that Council give consideration and approval to these changes.

Submitted By: Maryann Jennings, Executive Assistant

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

- Attachments:**
1. FY 26 Salary Ordinance
 2. Ex. 1 PAT Salary Schedule
 3. Ex. 2 PAT Unclassified Salary Schedule
 4. Ex. 3 CTL Non Union Salary Schedule
 5. Ex. 4 FPS Non Union 80 and 112 Hour Salary Schedules
 6. Ex. 5 LES Non Union Salary Schedule
 7. Ex. 6 LES Union Salary Schedule
 8. Ex. 7 FPS Union 80 and 112 Saalary Schedule
 9. Ex. 8 PAT Union Salary Schedule
 10. Ex. 9 CTL Union Salary Schedule

One-rdg. _____
P. Hrngs. _____
Pgs. 20
Filed: 06-03-25

Sponsored by: Lee

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-131

GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield City Code, Section 2-92. "Salary Ordinance," by amending job titles within the City service to add or delete various job titles; by providing pay adjustments for non-bargaining unit employees on the following salary schedules: Professional, Administrative, and Technical (Non-Union and Unclassified), Crafts, Trades and Labor Non-Union, Fire Protection Schedule Non-Union (80 and 112 Hour), and Law Enforcement Schedule Non-Union; and by incorporating pay improvements impacting bargaining unit members that were negotiated and tentatively agreed to.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

NOTE: **Bold** language is being added and ~~stricken~~ language is being deleted.

Section 1 – Springfield City Code, Section 2-92, known as the 'Salary Ordinance,' relating to various salary grades for various job titles within the City service as contained in the Classifications of the Professional, Administrative and Technical Schedule is hereby amended by adding and deleting the following job titles:

Proposed Job Title and Salary Grade (Title to be Added)

Classification:

Grade:

Loan Administration Specialist
Zoning Compliance Inspector
Human Resources Manager

PAT-7
PAT-7
PAT-11

Proposed Removal of Job Titles and Salary Grades (Titles to be deleted)

34 Classification: Grade:

35
36 ~~Senior Collections Systems Monitoring~~ ~~PAT-7~~

37
38 Section 2 – Springfield City Code, Section 2-92, known as the ‘Salary
39 Ordinance,’ relating to various salary grades for various job titles within the City service
40 as contained in the Classifications of the Professional, Administrative and Technical
41 Unclassified Schedule is hereby amended by adding the following job title:

42
43 Proposed Job Title and Salary Grade
44 (Title to be Added)

45
46 Classification: Grade:

47
48 **Assistant Director of Economic Vitality** **PAT-12U**

49
50 Proposed Removal of Job Titles and Salary Grades
51 (Titles to be deleted)

52
53 Classification: Grade:

54
55 ~~Assistant Director of Economic Vitality~~ ~~PAT-14U~~

56
57 Section 3 – Springfield City Code, Section 2-92, known as the ‘Salary
58 Ordinance,’ relating to various salary grades for various job titles within the City service
59 as contained in the Classifications of the Professional, Administrative, and Technical
60 Union Schedule is hereby amended by adding and deleting the following job titles:

61
62 Proposed Job Title and Salary Grade
63 (Title to be Added)

64
65 Classification: Grade

66
67 **Senior Collection System Monitoring Technician** **PAT-IBEW-7**

68
69 Section 4 –Springfield City Code, Section 2-92, known as the ‘Salary Ordinance,’
70 relating to various salary grades for various job titles within the City service as contained
71 in the Classifications of the Crafts, Trades and Labor Schedule is hereby amended by
72 adding the following job title:

73
74 Proposed Job Title and Salary Grade
75 (Title to be Added)

76
77 Classification: Grade

78
79 **Zoo Maintenance Supervisor** **CTL-13**

Proposed Removal of Job Titles and Salary Grades
(Titles to be deleted)

Classification:

Grade:

Weighmaster

CTL-5

Section 5 – Springfield City Code, Section 2-92, known as the “Salary Ordinance,” and regarding the Professional, Administrative and Technical Non-Union Salary Schedule shall be amended by adding the following provisions at a location the City Attorney deems appropriate:

Fiscal Year 2026 Pay Improvements Impacting Employees on the Professional, Administrative and Technical Non-Union Salary Schedule

- A. Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the Professional, Administrative and Technical (PAT) Non-Union Salary Schedule.
- B. Effective July 13, 2025, the City will implement a 2.1% across-the-board pay increase to the base rate of pay for all salary grades listed on the PAT Non-Union Salary Schedule.
- C. Effective July 13, 2025, the City will implement a 2.5% increase to the base pay rate for step 12 of all grades in the PAT Non-Union Salary Schedule such that, for each respective grade, the base pay rate for step 12 shall be approximately 5.00% above the base pay rate of step 11.
- D. The updated PAT Non-Union Salary Schedule, incorporating these pay improvements, is attached as Exhibit 1.

Section 6 – Springfield City Code, Section 2-92, known as the “Salary Ordinance,” and regarding the Professional, Administrative and Technical Unclassified Salary Schedule shall be amended by adding the following provisions at a location the City Attorney deems appropriate:

Fiscal Year 2026 Pay Improvements Impacting Employees on the Professional, Administrative and Technical Unclassified Salary Schedule

- A. Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the Professional, Administrative and Technical (PAT) Unclassified Salary Schedule.
- B. Effective July 13, 2025, the City will implement a 2.1% across-the-board pay increase to the base rate of pay for all salary grades listed on the PAT Unclassified Salary Schedule.
- C. Effective July 13, 2025, the City will implement a 2.5% increase to the base pay rate for step 17 of all grades in the PAT Unclassified Salary Schedule such that, for each respective grade, the base pay rate for step 17 shall be approximately 5.00% above the base pay rate of step 16.

D. The updated PAT Unclassified Salary Schedule, incorporating these pay improvements, is attached as Exhibit 2.

Section 7 – Springfield City Code, Section 2-92, known as the “Salary Ordinance,” and regarding the Crafts, Trades and Labor Non-Union Salary Schedule shall be amended by adding the following provisions at a location the City Attorney deems appropriate:

Fiscal Year 2026 Pay Improvements Impacting Employees on the Crafts, Trades and Labor Non-Union Salary Schedule

- A. Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the Crafts, Trades and Labor (CTL) Non-Union Salary Schedule.
- B. Effective July 13, 2025, the City will implement a 2.1% across-the-board pay increase to the base rate of pay for all salary grades listed on the CTL Non-Union Salary Schedule.
- C. Effective July 13, 2025, the City will implement a 2.5% increase to the base pay rate for step 12 for grades 8 through 13 on the CTL Non-Union Salary Schedule such that, for each respective grade, the base pay rate for step 12 shall be approximately 5.00% above the base pay rate of step 11.
- D. Effective July 13, 2025, the City will implement a 2.5% increase to the base pay rate for step 13 for grades 14 through 17 on the CTL Non-Union Salary Schedule such that, for each respective grade, the base pay rate for step 13 shall be approximately 5.00% above the base pay rate of step 12.
- E. The updated CTL Non-Union Salary Schedule, incorporating these pay improvements, is attached as Exhibit 3.

Section 8 – Springfield City Code, Section 2-92, known as the “Salary Ordinance,” and regarding the Fire Protection Schedule Non-Union 80 Hour and 112 Hour Salary Schedules shall be amended by adding the following provisions at a location the City Attorney deems appropriate:

Fiscal Year 2026 Pay Improvements Impacting Employees on the Fire Protection Schedule Non-Union Salary Schedules (80 and 112 Hour)

- A. Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the Fire Protection Schedule (FPS) Non-Union Salary Schedules (80 Hour and 112 Hour).
- B. Effective July 13, 2025, the City will implement an 18% across-the-board pay increase to the base rate of pay for all salary grades listed on the FPS Non-Union Salary Schedules (80 Hour and 112 Hour).
- C. The updated FPS Non-Union Salary Schedules (80 Hour and 112 Hour), are attached as Exhibit 4.

Section 9 – Springfield City Code, Section 2-92, known as the “Salary Ordinance,” and regarding the Law Enforcement Schedule Non-Union Salary Schedule shall be amended by adding the following provisions at a location the City Attorney deems appropriate:

Fiscal Year 2026 Pay Improvements Impacting Employees on the Law Enforcement Schedule Non-Union Salary Schedule

- A. Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the Law Enforcement Schedule (LES) Non-Union Salary Schedule.
- B. Effective July 13, 2025, City will implement a 13.5% across-the-board pay increase to the base rate of pay for all salary grades listed on the LES Non-Union Salary Schedule.
- C. The updated LES Non-Union Salary Schedule, incorporating these pay improvements, is attached as Exhibit 5.

Section 10 – Springfield City Code, Section 2-92, known as the “Salary Ordinance,” and regarding the Law Enforcement Schedule Union Salary Schedule shall be amended to reflect agreements reached through collective bargaining by adding the following provisions at a location the City Attorney deems appropriate:

Fiscal Year 2026 Changes Impacting the Law Enforcement Schedule Union Salary Schedule

- A. Effective July 1, 2025, the City will fund the merit steps for all salary grades within the Law Enforcement Schedule (LES) Union Salary Schedule.
- B. Effective July 13, 2025, the City will implement a 13.5% across-the-board pay increase for Steps 6 through 14 of LES 2, and for all steps of LES 5 and 10. Effective July 13, 2025, Step 5 of LES 2 will be increased so that it is 10% less than step 6 of LES 2.
- C. The updated LES Union Salary Schedule, incorporating these pay improvements, is attached as Exhibit 6.

Section 11 – Springfield City Code, Section 2-92, known as the “Salary Ordinance,” and regarding the Fire Protection Schedule Union 80 Hour and 112 Hour Salary Schedules shall be amended to reflect agreements reached through collective bargaining by adding the following provisions at a location the City Attorney deems appropriate:

Fiscal Year 2026 Changes Impacting the Fire Protection Bargaining Unit

- A. Effective July 1, 2025, the City will fund the merit steps for all salary grades within the Fire Protection Schedule (FPS) Union 80 Hour and 112 Hour Salary Schedules.
- B. Effective July 13, 2025, the City will implement a 22% across-the-board

pay increase to all salary grades listed on the current FPS Union 80 Hour and 112 Hour Salary Schedules, except that salary grade FPS 7 (Fire Marshals) on both Salary Schedules shall receive a 23.5% across-the-board pay increase.

- C. The updated FPS Union 80 Hour and 112 Hour Salary Schedules, incorporating these pay improvements, are attached as Exhibit 7.

Section 12 – Springfield City Code, Section 2-92, known as the “Salary Ordinance,” and regarding the Professional, Administrative & Technical IBEW Union Salary Schedule shall be amended to reflect agreements reached through collective bargaining by adding the following provisions at a location the City Attorney deems appropriate:

Fiscal Year 2026 Changes Impacting the Professional, Administrative & Technical IBEW Bargaining Unit

- A. Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the Professional, Administrative & Technical (PAT) IBEW Union Salary Schedule.
- B. Effective July 13, 2025, the City will implement a 2.1% across-the-board pay increase to the base rate of pay for all salary grades listed on the PAT IBEW Union Salary Schedule.
- C. Effective July 13, 2025, the City will implement a 2.5% increase to the base pay rate for step 12 of all grades in the PAT IBEW Union Salary Schedule such that, for each respective grade, the base pay rate for step 12 shall be approximately 5.00% above the base pay rate of step 11.
- D. The updated PAT IBEW Union Salary Schedule, incorporating these pay improvements, is attached as Exhibit 8.

Section 13 – Springfield City Code, Section 2-92, known as the “Salary Ordinance,” and regarding the Crafts, Trades and Labor Union Salary Schedule shall be amended to reflect agreements reached through collective bargaining by adding the following provisions at a location the City Attorney deems appropriate:

Fiscal Year 2026 Changes Impacting the Crafts, Trades and Labor Bargaining Unit

- A. Effective July 1, 2025, the City will fund the Merit Steps for all salary grades within the Crafts, Trades, and Labor (CTL) Union Salary Schedule.
- B. Effective July 13, 2025, the City will implement a 2.1% across-the-board pay increase to the base rate of pay for all salary grades listed on the CTL Union Salary Schedule.
- C. Effective July 13, 2025, the City will implement a 2.5% increase to the base pay rate for step 12 of all grades in the CTL Union Salary Schedule

- such that, for each respective grade, the base pay rate for step 12 shall be approximately 5.00% above the base pay rate of step 11.
- D. Effective July 13, 2025, the City will pay a 5% increase to the base rate of pay of any CTL IBEW bargaining unit member for time spent working out of title in a Professional, Administrative, and Technical (PAT) capacity, when the following conditions are met: 1) the bargaining unit member is not filling in solely in a supervisory capacity; 2) the maximum pay for the top step of the PAT position that the bargaining unit member is working out of title in is at least 5% higher than the maximum pay of the top step of the bargaining unit member's position on the CTL Union Salary Schedule; and 3) the bargaining unit member works at least 45 consecutive minutes in the PAT role.
- E. Effective July 13, 2025, the City will increase the occupational series adjustment rate for bargaining unit positions in the Aircraft Rescue Firefighting (ARFF) occupational series group by 4%, so that a new, total 6% occupational series adjustment shall be in place. Currently, the following bargaining unit positions are in the ARFF occupational series group: Aircraft Services Specialist, Aircraft Services Technician, and Aircraft Services Trainer.
- F. The updated CTL Union Salary Schedule, incorporating the pay improvements set forth in paragraphs B and C, is attached as Exhibit 9.

Section 14 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form:  _____, Assistant City Attorney

Approved for Council action:  _____, Interim City Manager

Human Resources Department
PROFESSIONAL, ADMINISTRATIVE & TECHNICAL (PAT) NON UNION SALARY SCHEDULE

Exhibit 1

SALARY CHANGE:

G.O. __: 2.10% across the board increase; and 2.5% increase to top step of each grade.

EFFECTIVE DATE: **7/13/2025**

GRADE	STEP 1		STEP 2		STEP 3		STEP 4		STEP 5		STEP 6		STEP 7		STEP 8		STEP 9		STEP 10		STEP 11		STEP 12		GRADE																																
PAT 2																	1,180.00		1,240.80		1,303.20		1,369.60				PAT 2																														
PAT 3																	14.75		30,680.00		15.51		32,260.80		16.29		33,883.20		17.12		35,609.60		PAT 3																								
PAT 4																	1,249.60		1,312.80		1,379.20		1,449.60		1,522.40		1,599.20				PAT 4																										
PAT 5																	15.62		32,489.60		16.41		34,132.80		17.24		35,859.20		18.12		37,689.60		19.03		39,582.40		19.99		41,579.20		PAT 5																
PAT 6																	1,313.60		1,380.00		1,450.40		1,523.20		1,600.80		1,681.60		1,767.20				PAT 6																								
PAT 7																	16.42		34,153.60		17.25		35,880.00		18.13		37,710.40		19.04		39,603.20		20.01		41,620.80		21.02		43,721.60		22.09		45,947.20		PAT 7												
PAT 8																	1,324.00		1,389.60		1,459.20		1,532.80		1,611.20		1,692.00		1,778.40		1,868.00		1,963.20				PAT 8																				
PAT 9																	16.55		34,424.00		17.37		36,129.60		18.24		37,939.20		19.16		39,852.80		20.14		41,891.20		21.15		43,992.00		22.23		46,238.40		23.35		48,568.00		24.54		51,043.20		PAT 9				
PAT 10																	1,444.80		1,516.80		1,592.80		1,673.60		1,757.60		1,847.20		1,939.20		2,037.60		2,139.20		2,248.00				PAT 10																		
PAT 11																	18.06		37,564.80		18.96		39,436.80		19.91		41,412.80		20.92		43,513.60		21.97		45,697.60		23.09		48,027.20		24.24		50,419.20		25.47		52,977.60		26.74		55,619.20		28.10		58,448.00		PAT 11
PAT 12	1,560.80		1,639.20		1,721.60		1,807.20		1,897.60		1,993.60		2,092.80		2,199.20		2,310.40		2,428.80		2,550.40		2,680.00				PAT 12																														
PAT 13	19.51	40,580.80	20.49	42,619.20	21.52	44,761.60	22.59	46,987.20	23.72	49,337.60	24.92	51,833.60	26.16	54,412.80	27.49	57,179.20	28.88	60,070.40	30.36	63,148.80	31.88	66,310.40	33.50	69,680.00			PAT 13																														
PAT 14	1,681.60		1,765.60		1,854.40		1,948.00		2,045.60		2,148.80		2,256.80		2,370.40		2,491.20		2,618.40		2,749.60		2,889.60				PAT 14																														
PAT 15	21.02	43,721.60	22.07	45,905.60	23.18	48,214.40	24.35	50,648.00	25.57	53,185.60	26.86	55,868.80	28.21	58,676.80	29.63	61,630.40	31.14	64,771.20	32.73	68,078.40	34.37	71,489.60	36.12	75,129.60			PAT 15																														
PAT 16	1,808.80		1,899.20		1,995.20		2,095.20		2,200.80		2,311.20		2,427.20		2,551.20		2,677.60		2,815.20		2,956.00		3,106.40				PAT 16																														
PAT 17	22.61	47,028.80	23.74	49,379.20	24.94	51,875.20	26.19	54,475.20	27.51	57,220.80	28.89	60,091.20	30.34	63,107.20	31.89	66,331.20	33.47	69,617.60	35.19	73,195.20	36.95	76,856.00	38.83	80,766.40			PAT 17																														
PAT 18	1,966.40		2,065.60		2,168.80		2,277.60		2,392.80		2,512.00		2,638.40		2,772.80		2,911.20		3,060.00		3,212.80		3,376.00				PAT 18																														
PAT 19	24.58	51,126.40	25.82	53,705.60	27.11	56,388.80	28.47	59,217.60	29.91	62,212.80	31.40	65,312.00	32.98	68,598.40	34.66	72,092.80	36.39	75,691.20	38.25	79,560.00	40.16	83,532.80	42.20	87,776.00			PAT 19																														
PAT 20	2,200.80		2,311.20		2,428.00		2,549.60		2,676.80		2,811.20		2,952.00		3,101.60		3,257.60		3,424.00		3,595.20		3,777.60				PAT 20																														
PAT 21	27.51	57,220.80	28.89	60,091.20	30.35	63,128.00	31.87	66,289.60	33.46	69,596.80	35.14	73,091.20	36.90	76,752.00	38.77	80,641.60	40.72	84,697.60	42.80	89,024.00	44.94	93,475.20	47.22	98,217.60			PAT 21																														
PAT 22	2,363.20		2,482.40		2,607.20		2,737.60		2,874.40		3,019.20		3,170.40		3,331.20		3,498.40		3,676.00		3,860.80		4,056.80				PAT 22																														
PAT 23	29.54	61,443.20	31.03	64,542.40	32.59	67,787.20	34.22	71,177.60	35.93	74,734.40	37.74	78,499.20	39.63	82,430.40	41.64	86,611.20	43.73	90,958.40	45.95	95,576.00	48.26	100,380.80	50.71	105,476.80			PAT 23																														
PAT 24	2,795.20		2,935.20		3,083.20		3,237.60		3,400.00		3,570.40		3,749.60		3,940.00		4,138.40		4,348.00		4,566.40		4,797.60				PAT 24																														
PAT 25	34.94	72,675.20	36.69	76,315.20	38.54	80,163.20	40.47	84,177.60	42.50	88,400.00	44.63	92,830.40	46.87	97,489.60	49.25	102,440.00	51.73	107,598.40	54.35	113,048.00	57.08	118,726.40	59.97	124,737.60			PAT 25																														
PAT 26	3,019.20		3,170.40		3,329.60		3,496.00		3,671.20		3,856.00		4,048.80		4,256.00		4,468.80		4,696.00		4,931.20		5,180.80				PAT 26																														
PAT 27	37.74	78,499.20	39.63	82,430.40	41.62	86,569.60	43.70	90,896.00	45.89	95,451.20	48.20	100,256.00	50.61	105,268.80	53.20	110,656.00	55.86	116,188.80	58.70	122,096.00	61.64	128,211.20	64.76	134,700.80			PAT 27																														
PAT 28	3,236.00		3,398.40		3,568.00		3,747.20		3,935.20		4,132.00		4,338.40		4,559.20		4,786.40		5,029.60		5,280.80		5,548.80				PAT 28																														
PAT 29	40.45	84,136.00	42.48	88,358.40	44.60	92,768.00	46.84	97,427.20	49.19	102,315.20	51.65	107,432.00	54.23	112,798.40	56.99	118,539.20	59.83	124,446.40	62.87	130,769.60	66.01	137,300.80	69.36	144,268.80			PAT 29																														
PAT 30	3,824.80		4,016.00		4,216.80		4,428.00		4,649.60		4,882.40		5,127.20		5,387.20		5,656.80		5,944.00		6,241.60		6,558.40				PAT 30																														
PAT 31	47.81	99,444.80	50.20	104,416.00	52.71	109,636.80	55.35	115,128.00	58.12	120,889.60	61.03	126,942.40	64.09	133,307.20	67.34	140,067.20	70.71	147,076.80	74.30	154,544.00	78.02	162,281.60	81.98	170,518.40			PAT 31																														

CITY OF SPRINGFIELD, MO
Human Resources Department
PROFESSIONAL, ADMINISTRATIVE & TECHNICAL (PAT) UNCLASSIFIED
SALARY SCHEDULE

Exhibit 2

Unclassified Positions

EFFECTIVE DATE: **7/13/2025**

SALARY CHANGE:

G.O. ____: 2.10% across the board increase; and 2.5% increase to the top step of each grade.

GRADE	STEP 4		STEP 5		STEP 6		STEP 7		STEP 8		STEP 9		STEP 10		GRADE
	1,942.40		2,026.40		2,112.80		2,202.40		2,296.80		2,394.40		2,496.80		
PAT 8U	24.28	50,502.40	25.33	52,686.40	26.41	54,932.80	27.53	57,262.40	28.71	59,716.80	29.93	62,254.40	31.21	64,916.80	PAT 8U
	2,088.00		2,176.00		2,269.60		2,366.40		2,468.00		2,573.60		2,683.20		
PAT 9U	26.10	54,288.00	27.20	56,576.00	28.37	59,009.60	29.58	61,526.40	30.85	64,168.00	32.17	66,913.60	33.54	69,763.20	PAT 9U
	2,274.40		2,371.20		2,472.80		2,578.40		2,688.80		2,803.20		2,923.20		
PAT 10U	28.43	59,134.40	29.64	61,651.20	30.91	64,292.80	32.23	67,038.40	33.61	69,908.80	35.04	72,883.20	36.54	76,003.20	PAT 10U
	2,544.80		2,654.40		2,767.20		2,885.60		3,008.00		3,136.00		3,270.40		
PAT 11U	31.81	66,164.80	33.18	69,014.40	34.59	71,947.20	36.07	75,025.60	37.60	78,208.00	39.20	81,536.00	40.88	85,030.40	PAT 11U
	2,734.40		2,851.20		2,972.00		3,098.40		3,231.20		3,368.80		3,512.00		
PAT 12U	34.18	71,094.40	35.64	74,131.20	37.15	77,272.00	38.73	80,558.40	40.39	84,011.20	42.11	87,588.80	43.90	91,312.00	PAT 12U
	3,233.60		3,371.20		3,515.20		3,665.60		3,822.40		3,984.80		4,155.20		
PAT 13U	40.42	84,073.60	42.14	87,651.20	43.94	91,395.20	45.82	95,305.60	47.78	99,382.40	49.81	103,604.80	51.94	108,035.20	PAT 13U
	3,495.20		3,644.00		3,799.20		3,960.80		4,130.40		4,305.60		4,489.60		
PAT 14U	43.69	90,875.20	45.55	94,744.00	47.49	98,779.20	49.51	102,980.80	51.63	107,390.40	53.82	111,945.60	56.12	116,729.60	PAT 14U
	3,746.40		3,906.40		4,072.80		4,246.40		4,427.20		4,615.20		4,812.00		
PAT 15U	46.83	97,406.40	48.83	101,566.40	50.91	105,892.80	53.08	110,406.40	55.34	115,107.20	57.69	119,995.20	60.15	125,112.00	PAT 15U
	4,429.60		4,617.60		4,814.40		5,020.00		5,233.60		5,456.00		5,688.00		
PAT 16U	55.37	115,169.60	57.72	120,057.60	60.18	125,174.40	62.75	130,520.00	65.42	136,073.60	68.20	141,856.00	71.10	147,888.00	PAT 16U

GRADE	STEP 11		STEP 12		STEP 13		STEP 14		STEP 15		STEP 16		STEP 17		GRADE
	2,602.40		2,714.40		2,829.60		2,950.40		3,076.00		3,230.40		3,393.60		
PAT 8U	32.53	67,662.40	33.93	70,574.40	35.37	73,569.60	36.88	76,710.40	38.45	79,976.00	40.38	83,990.40	42.42	88,233.60	PAT 8U
	2,797.60		2,916.80		3,041.60		3,171.20		3,305.60		3,472.00		3,648.00		
PAT 9U	34.97	72,737.60	36.46	75,836.80	38.02	79,081.60	39.64	82,451.20	41.32	85,945.60	43.40	90,272.00	45.60	94,848.00	PAT 9U
	3,047.20		3,176.80		3,312.80		3,454.40		3,601.60		3,782.40		3,973.60		
PAT 10U	38.09	79,227.20	39.71	82,596.80	41.41	86,132.80	43.18	89,814.40	45.02	93,641.60	47.28	98,342.40	49.67	103,313.60	PAT 10U
	3,408.80		3,555.20		3,706.40		3,864.80		4,029.60		4,231.20		4,446.40		
PAT 11U	42.61	88,628.80	44.44	92,435.20	46.33	96,366.40	48.31	100,484.80	50.37	104,769.60	52.89	110,011.20	55.58	115,606.40	PAT 11U
	3,662.40		3,817.60		3,980.00		4,149.60		4,327.20		4,543.20		4,774.40		
PAT 12U	45.78	95,222.40	47.72	99,257.60	49.75	103,480.00	51.87	107,889.60	54.09	112,507.20	56.79	118,123.20	59.68	124,134.40	PAT 12U
	4,332.00		4,516.00		4,708.80		4,909.60		5,118.40		5,375.20		5,647.20		
PAT 13U	54.15	112,632.00	56.45	117,416.00	58.86	122,428.80	61.37	127,649.60	63.98	133,078.40	67.19	139,755.20	70.59	146,827.20	PAT 13U
	4,680.00		4,879.20		5,086.40		5,304.00		5,530.40		5,807.20		6,101.60		
PAT 14U	58.50	121,680.00	60.99	126,859.20	63.58	132,246.40	66.30	137,904.00	69.13	143,790.40	72.59	150,987.20	76.27	158,641.60	PAT 14U
	5,016.80		5,231.20		5,453.60		5,685.60		5,927.20		6,223.20		6,539.20		
PAT 15U	62.71	130,436.80	65.39	136,011.20	68.17	141,793.60	71.07	147,825.60	74.09	154,107.20	77.79	161,803.20	81.74	170,019.20	PAT 15U
	5,930.40		6,182.40		6,445.60		6,720.00		7,007.20		7,357.60		7,730.40		
PAT 16U	74.13	154,190.40	77.28	160,742.40	80.57	167,585.60	84.00	174,720.00	87.59	182,187.20	91.97	191,297.60	96.63	200,990.40	PAT 16U

CITY OF SPRINGFIELD, MO
Human Resources Department
CRAFTS, TRADES AND LABOR (CTL) NON UNION SALARY SCHEDULE

Exhibit 3

SALARY CHANGE: **G.O ____ : 2.10% across the board increase; and 2.5% increase to the top step of each grade**

EFFECTIVE DATE: **7/13/2025**

GRADE: CTL NONUNION 8 - 13

GRADE	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	GRADE
CTL NONUNION 08	1,451.20 18.14 37,731.20	1,524.00 19.05 39,624.00	1,600.80 20.01 41,620.80	1,681.60 21.02 43,721.60	1,765.60 22.07 45,905.60	1,851.20 23.14 48,131.20	1,936.80 24.21 50,356.80	2,036.80 25.46 52,956.80	2,139.20 26.74 55,619.20	2,248.00 28.10 58,448.00	CTL NONUNION 08
CTL NONUNION 09	1,535.20 19.19 39,915.20	1,612.00 20.15 41,912.00	1,693.60 21.17 44,033.60	1,778.40 22.23 46,238.40	1,868.00 23.35 48,568.00	1,957.60 24.47 50,897.60	2,048.00 25.60 53,248.00	2,153.60 26.92 55,993.60	2,262.40 28.28 58,822.40	2,377.60 29.72 61,817.60	CTL NONUNION 09
CTL NONUNION 10	1,619.20 20.24 42,099.20	1,700.00 21.25 44,200.00	1,785.60 22.32 46,425.60	1,876.00 23.45 48,776.00	1,969.60 24.62 51,209.60	2,064.80 25.81 53,684.80	2,159.20 26.99 56,139.20	2,271.20 28.39 59,051.20	2,385.60 29.82 62,025.60	2,506.40 31.33 65,166.40	CTL NONUNION 10
CTL NONUNION 11	1,690.40 21.13 43,950.40	1,775.20 22.19 46,155.20	1,864.00 23.30 48,464.00	1,957.60 24.47 50,897.60	2,055.20 25.69 53,435.20	2,154.40 26.93 56,014.40	2,253.60 28.17 58,593.60	2,368.80 29.61 61,588.80	2,488.00 31.10 64,688.00	2,615.20 32.69 67,995.20	CTL NONUNION 11
CTL NONUNION 12	1,748.00 21.85 45,448.00	1,836.80 22.96 47,756.80	1,928.80 24.11 50,148.80	2,025.60 25.32 52,665.60	2,126.40 26.58 55,286.40	2,230.40 27.88 57,990.40	2,332.00 29.15 60,632.00	2,453.60 30.67 63,793.60	2,576.80 32.21 66,996.80	2,707.20 33.84 70,387.20	CTL NONUNION 12
CTL NONUNION 13	1,823.20 22.79 47,403.20	1,915.20 23.94 49,795.20	2,011.20 25.14 52,291.20	2,112.80 26.41 54,932.80	2,218.40 27.73 57,678.40	2,324.80 29.06 60,444.80	2,432.00 30.40 63,232.00	2,557.60 31.97 66,497.60	2,686.40 33.58 69,846.40	2,822.40 35.28 73,382.40	CTL NONUNION 13

GRADE: CTL NONUNION 14 - 17

GRADE	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	STEP 13	GRADE
CTL NONUNION 14	1,833.60 22.92 47,673.60	1,925.60 24.07 50,065.60	2,021.60 25.27 52,561.60	2,124.80 26.56 55,244.80	2,230.40 27.88 57,990.40	2,416.80 30.21 62,836.80	2,533.60 31.67 65,873.60	2,650.40 33.13 68,910.40	2,786.40 34.83 72,446.40	2,925.60 36.57 76,065.60	3,073.60 38.42 79,913.60	CTL NONUNION 14
CTL NONUNION 15	1,903.20 23.79 49,483.20	1,999.20 24.99 51,979.20	2,099.20 26.24 54,579.20	2,205.60 27.57 57,345.60	2,316.00 28.95 60,216.00	2,506.40 31.33 65,166.40	2,628.00 32.85 68,328.00	2,748.80 34.36 71,468.80	2,890.40 36.13 75,150.40	3,036.00 37.95 78,936.00	3,189.60 39.87 82,929.60	CTL NONUNION 15
CTL NONUNION 16	2,016.80 25.21 52,436.80	2,118.40 26.48 55,078.40	2,224.80 27.81 57,844.80	2,336.80 29.21 60,756.80	2,454.40 30.68 63,814.40	2,654.40 33.18 69,014.40	2,783.20 34.79 72,363.20	2,911.20 36.39 75,691.20	3,060.80 38.26 79,580.80	3,214.40 40.18 83,574.40	3,377.60 42.22 87,817.60	CTL NONUNION 16
CTL NONUNION 17	2,137.60 26.72 55,577.60	2,244.80 28.06 58,364.80	2,357.60 29.47 61,297.60	2,476.00 30.95 64,376.00	2,600.00 32.50 67,600.00	2,804.00 35.05 72,904.00	2,940.00 36.75 76,440.00	3,075.20 38.44 79,955.20	3,232.80 40.41 84,052.80	3,395.20 42.44 88,275.20	3,567.20 44.59 92,747.20	CTL NONUNION 17

CITY OF SPRINGFIELD, MO
Human Resources Department
FIRE PROTECTION (FPS) NON UNION SALARY SCHEDULE

Exhibit 4

Salary Change:

G.O. ____: 18% across the board increase
for FPS 10-FPS 16

80 Hours Per Pay Period

EFFECTIVE DATE: **7/13/2025**

GRADE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	GRADE
FPS 10					3,553.60 44.42 92,393.60	3,710.40 46.38 96,470.40		FPS 10
FPS 11					3,852.80 48.16 100,172.80	4,015.20 50.19 104,395.20		FPS 11
FPS 12					3,934.40 49.18 102,294.40	4,102.40 51.28 106,662.40		FPS 12
FPS 13					4,236.00 52.95 110,136.00	4,418.40 55.23 114,878.40		FPS 13
FPS 14					4,354.40 54.43 113,214.40	4,548.00 56.85 118,248.00		FPS 14
FPS 15					4,515.20 56.44 117,395.20	4,711.20 58.89 122,491.20		FPS 15
FPS 16					4,740.00 59.25 123,240.00	4,936.80 61.71 128,356.80		FPS 16

GRADE	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	STEP 13	STEP 14	GRADE
FPS 10	3,852.80 48.16 100,172.80		4,072.00 50.90 105,872.00	4,277.60 53.47 111,217.60	4,527.20 56.59 117,707.20	4,756.00 59.45 123,656.00	4,875.20 60.94 126,755.20	FPS 10
FPS 11	4,160.80 52.01 108,180.80		4,385.60 54.82 114,025.60	4,605.60 57.57 119,745.60	4,874.40 60.93 126,734.40	5,122.40 64.03 133,182.40	5,251.20 65.64 136,531.20	FPS 11
FPS 12	4,250.40 53.13 110,510.40		4,475.20 55.94 116,355.20	4,698.40 58.73 122,158.40	4,974.40 62.18 129,334.40	5,227.20 65.34 135,907.20	5,358.40 66.98 139,318.40	FPS 12
FPS 13	4,564.80 57.06 118,684.80		4,791.20 59.89 124,571.20	5,031.20 62.89 130,811.20	5,324.80 66.56 138,444.80	5,595.20 69.94 145,475.20	5,736.00 71.70 149,136.00	FPS 13
FPS 14	4,693.60 58.67 122,033.60		4,920.80 61.51 127,940.80	5,165.60 64.57 134,305.60	5,468.00 68.35 142,168.00	5,745.60 71.82 149,385.60	5,890.40 73.63 153,150.40	FPS 14
FPS 15	4,861.60 60.77 126,401.60		5,088.00 63.60 132,288.00	5,343.20 66.79 138,923.20	5,656.00 70.70 147,056.00	5,943.20 74.29 154,523.20	6,092.00 76.15 158,392.00	FPS 15
FPS 16	5,094.40 63.68 132,454.40		5,322.40 66.53 138,382.40	5,588.80 69.86 145,308.80	5,915.20 73.94 153,795.20	6,216.80 77.71 161,636.80	6,372.00 79.65 165,672.00	FPS 16

CITY OF SPRINGFIELD, MO
Human Resources Department
FIRE PROTECTION (FPS) NON UNION SALARY SCHEDULE

Salary Change:

G.O. ____: 18% across the board increase
for FPS 10-FPS 16

112 Hours Per Pay Period

EFFECTIVE DATE:

7/13/2025

GRADE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	GRADE
FPS 10					3,553.60 31.7286 92,393.60	3,710.40 33.1286 96,470.40		FPS 10
FPS 11					3,852.80 34.4000 100,172.80	4,015.20 35.8500 104,395.20		FPS 11
FPS 12					3,934.40 35.1286 102,294.40	4,102.40 36.6286 106,662.40		FPS 12
FPS 13					4,236.00 37.8214 110,136.00	4,418.40 39.4500 114,878.40		FPS 13
FPS 14					4,354.40 38.8786 113,214.40	4,548.00 40.6071 118,248.00		FPS 14
FPS 15					4,515.20 40.3143 117,395.20	4,711.20 42.0643 122,491.20		FPS 15
FPS 16					4,740.00 42.3214 123,240.00	4,936.80 44.0786 128,356.80		FPS 16

GRADE	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	STEP 13	STEP 14	GRADE
FPS 10	3,852.80 34.4000 100,172.80		4,072.00 36.3571 105,872.00	4,277.60 38.1929 111,217.60	4,527.20 40.4214 117,707.20	4,756.00 42.4643 123,656.00	4,875.20 43.5286 126,755.20	FPS 10
FPS 11	4,160.80 37.1500 108,180.80		4,385.60 39.1571 114,025.60	4,605.60 41.1214 119,745.60	4,874.40 43.5214 126,734.40	5,122.40 45.7357 133,182.40	5,251.20 46.8857 136,531.20	FPS 11
FPS 12	4,250.40 37.9500 110,510.40		4,475.20 39.9571 116,355.20	4,698.40 41.9500 122,158.40	4,974.40 44.4143 129,334.40	5,227.20 46.6714 135,907.20	5,358.40 47.8429 139,318.40	FPS 12
FPS 13	4,564.80 40.7571 118,684.80		4,791.20 42.7786 124,571.20	5,031.20 44.9214 130,811.20	5,324.80 47.5429 138,444.80	5,595.20 49.9571 145,475.20	5,736.00 51.2143 149,136.00	FPS 13
FPS 14	4,693.60 41.9071 122,033.60		4,920.80 43.9357 127,940.80	5,165.60 46.1214 134,305.60	5,468.00 48.8214 142,168.00	5,745.60 51.3000 149,385.60	5,890.40 52.5929 153,150.40	FPS 14
FPS 15	4,861.60 43.4071 126,401.60		5,088.00 45.4286 132,288.00	5,343.20 47.7071 138,923.20	5,656.00 50.5000 147,056.00	5,943.20 53.0643 154,523.20	6,092.00 54.3929 158,392.00	FPS 15
FPS 16	5,094.40 45.4857 132,454.40		5,322.40 47.5214 138,382.40	5,588.80 49.9000 145,308.80	5,915.20 52.8143 153,795.20	6,216.80 55.5071 161,636.80	6,372.00 56.8929 165,672.00	FPS 16

CITY OF SPRINGFIELD, MO
Human Resources Department
LAW ENFORCEMENT (LES) NON UNION SALARY SCHEDULE

Exhibit 5

SALARY CHANGE:

G.O. ____: 13.5% across the board for LES 13-16

EFFECTIVE DATE: 7/13/2025

GRADE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	GRADE
LES 13										LES 13
LES 14										LES 14
LES 15										LES 15
LES 16										LES 16

GRADE	STEP 10	STEP 11	STEP 12	STEP 13	STEP 14	STEP 15	STEP 16	STEP 17	GRADE
LES 13			3,954.40 49.43 102,814.40	4,152.80 51.91 107,972.80	4,364.00 54.55 113,464.00	4,631.20 57.89 120,411.20	4,861.60 60.77 126,401.60	4,983.20 62.29 129,563.20	LES 13
LES 14			4,320.80 54.01 112,340.80	4,537.60 56.72 117,977.60	4,769.60 59.62 124,009.60	5,057.60 63.22 131,497.60	5,312.00 66.40 138,112.00	5,445.60 68.07 141,585.60	LES 14
LES 15			4,721.60 59.02 122,761.60	4,956.80 61.96 128,876.80	5,208.80 65.11 135,428.80	5,526.40 69.08 143,686.40	5,803.20 72.54 150,883.20	5,948.80 74.36 154,668.80	LES 15
LES 16			4,860.00 60.75 126,360.00	5,101.60 63.77 132,641.60	5,358.40 66.98 139,318.40	5,686.40 71.08 147,846.40	5,971.20 74.64 155,251.20	6,121.60 76.52 159,161.60	LES 16

CITY OF SPRINGFIELD, MO
Human Resources Department
LAW ENFORCEMENT (LES) UNION SALARY SCHEDULE

Exhibit 6

SALARY CHANGE:

G.O. __: 13.5% across the board for LES 2, 5, and 10

EFFECTIVE DATE: **7/13/2025**

GRADE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	GRADE
LES 2					2,185.60 27.32 56,825.60	2,428.00 30.35 63,128.00	2,550.40 31.88 66,310.40	LES 2
LES 5						2,636.00 32.95 68,536.00	2,767.20 34.59 71,947.20	LES 5
LES 10								LES 10

GRADE	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	STEP 13	STEP 14	GRADE
LES 2	2,676.00 33.45 69,576.00	2,810.40 35.13 73,070.40	2,951.20 36.89 76,731.20	3,098.40 38.73 80,558.40	3,253.60 40.67 84,593.60	3,416.00 42.70 88,816.00	3,586.40 44.83 93,246.40	LES 2
LES 5	2,905.60 36.32 75,545.60	3,050.40 38.13 79,310.40	3,204.00 40.05 83,304.00	3,364.00 42.05 87,464.00	3,532.00 44.15 91,832.00	3,708.80 46.36 96,428.80	3,893.60 48.67 101,233.60	LES 5
LES 10	3,216.00 40.20 83,616.00	3,375.20 42.19 87,755.20	3,545.60 44.32 92,185.60	3,721.60 46.52 96,761.60	3,907.20 48.84 101,587.20	4,102.40 51.28 106,662.40	4,308.80 53.86 112,028.80	LES 10

CITY OF SPRINGFIELD, MO
Human Resources Department
FIRE PROTECTION (FPS) UNION SALARY SCHEDULE

Exhibit 7

80 Hours Per Pay Period

EFFECTIVE DATE: **7/13/2025**

**SALARY
CHANGE:**

G.O. ____: 22% across the board increase to FPS 1, FPS 4, FPS 5T, and FPS 6. 23.5% across the board increase to FPS 7.

GRADE	STEP 1		STEP 2		STEP 3		STEP 4		STEP 5		STEP 6		GRADE
FPS 1					2,201.60		2,304.80		2,417.60		2,524.00		FPS 1
					27.52	57,241.60	28.81	59,924.80	30.22	62,857.60	31.55	65,624.00	
FPS 4	2,184.00		2,313.60		2,421.60		2,535.20		2,660.00		2,778.40		FPS 4
	27.30	56,784.00	28.92	60,153.60	30.27	62,961.60	31.69	65,915.20	33.25	69,160.00	34.73	72,238.40	
FPS 5T	2,470.40		2,624.80		2,749.60		2,880.80		3,020.00		3,088.80		FPS 5T
	30.88	64,230.40	32.81	68,244.80	34.37	71,489.60	36.01	74,900.80	37.75	78,520.00	38.61	80,308.80	
FPS 6	2,690.40		2,814.40		2,951.20		3,091.20		3,261.60		3,406.40		FPS 6
	33.63	69,950.40	35.18	73,174.40	36.89	76,731.20	38.64	80,371.20	40.77	84,801.60	42.58	88,566.40	
FPS 7	2,792.80		2,968.00		3,108.00		3,256.00		3,416.00		3,563.20		FPS 7
	34.91	72,612.80	37.10	77,168.00	38.85	80,808.00	40.70	84,656.00	42.70	88,816.00	44.54	92,643.20	

GRADE	STEP 7		STEP 8		STEP 9		STEP 10		STEP 11		GRADE
FPS 1			2,677.60				2,828.00		3,180.80		FPS 1
			33.47	69,617.60			35.35	73,528.00	39.76	82,700.80	
FPS 4			2,945.60				3,112.00		3,498.40		FPS 4
			36.82	76,585.60			38.90	80,912.00	43.73	90,958.40	
FPS 5T			3,242.40				3,396.00		3,804.80		FPS 5T
			40.53	84,302.40			42.45	88,296.00	47.56	98,924.80	
FPS 6			3,566.40				3,725.60		4,169.60		FPS 6
			44.58	92,726.40			46.57	96,865.60	52.12	108,409.60	
FPS 7			3,736.80				3,911.20		4,382.40		FPS 7
			46.71	97,156.80			48.89	101,691.20	54.78	113,942.40	

CITY OF SPRINGFIELD, MO
Human Resources Department
FIRE PROTECTION (FPS) UNION SALARY SCHEDULE

112 Hours Per Pay Period

EFFECTIVE DATE: **7/13/2025**

SALARY
CHANGE:

G.O. ____: 22% across the board increase to FPS 1, FPS 4, FPS 5T, and FPS 6. 23.5% across the board increase to FPS 7.

GRADE	STEP 1		STEP 2		STEP 3		STEP 4		STEP 5		STEP 6		GRADE
FPS 1					2,201.60		2,304.80		2,417.60		2,524.00		FPS 1
	19.6571		57,241.60		20.5786		59,924.80		21.5857		62,857.60		
	22.5357		65,624.00										
FPS 4	2,184.00		2,313.60		2,421.60		2,535.20		2,660.00		2,778.40		FPS 4
	19.5000		56,784.00		21.6214		62,961.60		22.6357		65,915.20		
	23.7500		69,160.00		24.8071		72,238.40						
FPS 5T	2,470.40		2,624.80		2,749.60		2,880.80		3,020.00		3,088.80		FPS 5T
	22.0571		64,230.40		24.5500		71,489.60		25.7214		74,900.80		
	26.9643		78,520.00		27.5786		80,308.80						
FPS 6	2,690.40		2,814.40		2,951.20		3,091.20		3,261.60		3,406.40		FPS 6
	24.0214		69,950.40		26.3500		76,731.20		27.6000		80,371.20		
	29.1214		84,801.60		30.4143		88,566.40						
FPS 7	2,792.80		2,968.00		3,108.00		3,256.00		3,416.00		3,563.20		FPS 7
	24.9357		72,612.80		26.5000		77,168.00		27.7500		80,808.00		
	29.0714		84,656.00		30.5000		88,816.00		31.8143		92,643.20		

GRADE	STEP 7		STEP 8		STEP 9		STEP 10		STEP 11		GRADE
FPS 1			2,677.60				2,828.00		3,180.80		FPS 1
	23.9071		69,617.60				25.2500		73,528.00		
	28.4000		82,700.80								
FPS 4			2,945.60				3,112.00		3,498.40		FPS 4
	26.3000		76,585.60				27.7857		80,912.00		
	31.2357		90,958.40								
FPS 5T			3,242.40				3,396.00		3,804.80		FPS 5T
	28.9500		84,302.40				30.3214		88,296.00		
	33.9714		98,924.80								
FPS 6			3,566.40				3,725.60		4,169.60		FPS 6
	31.8429		92,726.40				33.2643		96,865.60		
	37.2286		108,409.60								
FPS 7			3,736.80				3,911.20		4,382.40		FPS 7
	33.3643		97,156.80				34.9214		101,691.20		
	39.1286		113,942.40								

CITY OF SPRINGFIELD, MO
Human Resources Department
PROFESSIONAL, ADMINISTRATIVE & TECHNICAL (PAT) IBEW UNION SALARY SCHEDULE

Exhibit 8

SALARY CHANGE:

G.O. ____ : 2.10% across the board increase; and 2.5% increase to the top step of each grade.

EFFECTIVE DATE:

7/13/2025

GRADE	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	GRADE
PAT IBEW UNION 5				1,355.20 16.94 35,235.20	1,423.20 17.79 37,003.20	1,494.40 18.68 38,854.40	1,570.40 19.63 40,830.40	1,650.40 20.63 42,910.40	1,732.80 21.66 45,052.80	1,820.80 22.76 47,340.80	1,912.80 23.91 49,732.80	2,009.60 25.12 52,249.60	PAT IBEW UNION 5
PAT IBEW UNION 6				1,408.80 17.61 36,628.80	1,480.00 18.50 38,480.00	1,552.80 19.41 40,372.80	1,631.20 20.39 42,411.20	1,714.40 21.43 44,574.40	1,800.00 22.50 46,800.00	1,891.20 23.64 49,171.20	1,987.20 24.84 51,667.20	2,088.00 26.10 54,288.00	PAT IBEW UNION 6
PAT IBEW UNION 7	1,599.20 19.99 41,579.20	1,679.20 20.99 43,659.20	1,763.20 22.04 45,843.20	1,851.20 23.14 48,131.20	1,943.20 24.29 50,523.20	2,041.60 25.52 53,081.60	2,144.00 26.80 55,744.00	2,252.00 28.15 58,552.00	2,366.40 29.58 61,526.40	2,486.40 31.08 64,646.40	2,612.00 32.65 67,912.00	2,744.00 34.30 71,344.00	PAT IBEW UNION 7
PAT IBEW UNION 8	1,722.40 21.53 44,782.40	1,808.80 22.61 47,028.80	1,899.20 23.74 49,379.20	1,994.40 24.93 51,854.40	2,094.40 26.18 54,454.40	2,200.80 27.51 57,220.80	2,310.40 28.88 60,070.40	2,428.00 30.35 63,128.00	2,550.40 31.88 66,310.40	2,680.80 33.51 69,700.80	2,816.00 35.20 73,216.00	2,959.20 36.99 76,939.20	PAT IBEW UNION 8
PAT IBEW UNION 9	1,852.80 23.16 48,172.80	1,945.60 24.32 50,585.60	2,043.20 25.54 53,123.20	2,146.40 26.83 55,806.40	2,253.60 28.17 58,593.60	2,367.20 29.59 61,547.20	2,485.60 31.07 64,625.60	2,612.80 32.66 67,932.80	2,742.40 34.28 71,302.40	2,883.20 36.04 74,963.20	3,027.20 37.84 78,707.20	3,180.80 39.76 82,700.80	PAT IBEW UNION 9

CITY OF SPRINGFIELD, MO
Human Resources Department
CRAFTS, TRADES AND LABOR (CTL) UNION SALARY SCHEDULE

Exhibit 9

SALARY CHANGE:

G.O. ____ : 2.10% across the board increase; and 2.5% increase to top step of each grade.

EFFECTIVE DATE: 7/13/2025

GRADE	STEP 3	STEP 4	STEP 5	STEP 6	STEP 7	STEP 8	STEP 9	STEP 10	STEP 11	STEP 12	GRADE
CTL 1				1,269.60	1,333.60	1,392.00	1,464.00	1,538.40	1,615.20	1,697.60	CTL1
CTL 2				15.87 33,009.60	16.67 34,673.60	17.40 36,192.00	18.30 38,064.00	19.23 39,998.40	20.19 41,995.20	21.22 44,137.60	CTL 2
CTL 3				1,276.00	1,340.00	1,408.00	1,469.60	1,544.00	1,621.60	1,702.40	CTL 3
CTL 4				15.95 33,176.00	16.75 34,840.00	17.60 36,608.00	18.37 38,209.60	19.30 40,144.00	20.27 42,161.60	21.28 44,262.40	CTL 4
CTL 5				1,330.40	1,396.00	1,466.40	1,530.40	1,608.00	1,688.80	1,773.60	CTL 5
CTL 6				16.63 34,590.40	17.45 36,296.00	18.33 38,126.40	19.13 39,790.40	20.10 41,808.00	21.11 43,908.80	22.17 46,113.60	CTL 6
CTL 7				1,392.80	1,462.40	1,536.00	1,601.60	1,684.00	1,768.00	1,856.80	CTL 7
CTL 8				17.41 36,212.80	18.28 38,022.40	19.20 39,936.00	20.02 41,641.60	21.05 43,784.00	22.10 45,968.00	23.21 48,276.80	CTL 8
CTL 9				1,421.60	1,492.80	1,568.00	1,636.00	1,719.20	1,805.60	1,896.00	CTL 9
CTL 10				17.77 36,961.60	18.66 38,812.80	19.60 40,768.00	20.45 42,536.00	21.49 44,699.20	22.57 46,945.60	23.70 49,296.00	CTL 10
CTL 11				1,487.20	1,561.60	1,639.20	1,708.80	1,796.80	1,886.40	1,980.80	CTL 11
CTL 12				17.70 36,816.00	18.59 38,667.20	19.52 40,601.60	20.49 42,619.20	21.36 44,428.80	22.46 46,716.80	23.58 49,046.40	CTL 12
CTL 13				1,416.80	1,488.00	1,562.40	1,640.00	1,722.40	1,796.80	1,888.00	CTL 13
CTL 14				17.71 36,836.80	18.60 38,688.00	19.53 40,622.40	20.50 42,640.00	21.53 44,782.40	22.46 46,716.80	23.60 49,088.00	CTL 14
CTL 15				1,483.20	1,556.80	1,633.60	1,716.80	1,802.40	1,880.00	1,975.20	CTL 15
CTL 16	18.54 38,563.20	19.46 40,476.80	20.42 42,473.60	21.46 44,636.80	22.53 46,862.40	23.50 48,880.00	24.69 51,355.20	25.93 53,934.40	27.24 56,659.20	28.62 59,529.60	CTL 16
CTL 17	1,568.00	1,645.60	1,728.00	1,814.40	1,904.80	1,987.20	2,088.00	2,192.80	2,303.20	2,420.00	CTL 17
CTL 18	19.60 40,768.00	20.57 42,785.60	21.60 44,928.00	22.68 47,174.40	23.81 49,524.80	24.84 51,667.20	26.10 54,288.00	27.41 57,012.80	28.79 59,883.20	30.25 62,920.00	CTL 18
CTL 19	1,654.40	1,736.00	1,822.40	1,914.40	2,009.60	2,096.80	2,188.00	2,300.00	2,415.20	2,536.00	CTL 19
CTL 20	20.68 43,014.40	21.70 45,136.00	22.78 47,382.40	23.93 49,774.40	25.12 52,249.60	26.21 54,516.80	27.54 57,283.20	28.92 60,153.60	30.37 63,169.60	31.91 66,372.80	CTL 20
CTL 21	1,725.60	1,812.00	1,902.40	1,997.60	2,096.80	2,188.00	2,300.00	2,415.20	2,536.00	2,664.80	CTL 21
CTL 22	21.57 44,865.60	22.65 47,112.00	23.78 49,462.40	24.97 51,937.60	26.21 54,516.80	27.35 56,888.00	28.75 59,800.00	30.19 62,795.20	31.70 65,936.00	33.31 69,284.80	CTL 22
CTL 23	1,784.80	1,874.40	1,968.00	2,066.40	2,169.60	2,264.00	2,379.20	2,498.40	2,623.20	2,756.80	CTL 23
CTL 24	22.31 46,404.80	23.43 48,734.40	24.60 51,168.00	25.83 53,726.40	27.12 56,409.60	28.30 58,864.00	29.74 61,859.20	31.23 64,958.40	32.79 68,203.20	34.46 71,676.80	CTL 24
CTL 25	1,860.80	1,955.20	2,052.00	2,155.20	2,263.20	2,360.80	2,480.80	2,604.80	2,736.00	2,874.40	CTL 25
CTL 26	23.26 48,380.80	24.44 50,835.20	25.65 53,352.00	26.94 56,035.20	28.29 58,843.20	29.51 61,380.80	31.01 64,500.80	32.56 67,724.80	34.20 71,136.00	35.93 74,734.40	CTL 26



EXPLANATION TO COUNCIL BILL 2025-132 (CARROLL)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Human Resources

TITLE: A general ordinance amending the Springfield City Code, Section 2-91, known as the “Merit System Rules and Regulations,” by amending Merit Rule 22.5 Life Insurance - Bomb Squad, Water Rescue, and Hazardous Materials Teams for the purpose of adding Technical Rescue.

PURPOSE: To amend the Springfield City Code, Chapter 2, Article III, Division 1, Section 2-91, known as the Merit System Rules and Regulations (“Merit Rules”), by amending Merit Rule 22.5 – Bomb Squad, Water Rescue, and Hazardous Materials Teams, to align with current and past practice regarding the inclusion of the Technical Rescue Team as one of the special teams in the Springfield Fire Department designated to receive the life insurance benefit set forth specifically in the merit rule, and to allow for coverage for dismemberment.

BACKGROUND INFORMATION: The Springfield Fire Department has several special teams who work with specialized investigations and rescue situations, such as the Bomb Squad, Water Rescue, Hazardous Materials and Technical Rescue. Under the current Merit Rule, the City provides life insurance policies for personnel assigned to designated special teams, specifically the Bomb Squad, Water Rescue, and Hazardous Materials teams. This proposed amendment to the City’s Merit Rules seeks to align with the current and past practice regarding including the Technical Rescue Team within the listing of specialty teams eligible for the life insurance benefit designated in the Merit Rule. This amendment clarifies the Technical Rescue Team is part of the specialty rescue and investigative teams designated to receive this benefit. Further, this amendment allows for, but does not require, the inclusion of dismemberment coverage.

REMARKS: The Springfield Fire Department identified the Technical Rescue Team as performing duties comparable in risk and specialization to the Bomb Squad, Water Rescue, and Hazardous Materials. These teams may encounter higher levels of hazard, exposure to more dangerous materials, and work in environments requiring specialized skills and equipment. It is therefore recommended this Merit Rule be updated to clarify the Technical Rescue Team is included in the listing of specialty teams eligible for the life insurance benefit to ensure consistent coverage and support for each of these high-risk special teams.

It is respectfully requested that Council give consideration and approval to the requested change.

Submitted By: Maryann Jennings, Executive Assistant



Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. Merit Rule 22.5 Life Ins for Certain FD Members

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 06-03-25

Sponsored by: Carroll

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-132

GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield City Code, Section 2-91, known as the "Merit System Rules and Regulations," by amending Merit Rule 22.5 Life Insurance - Bomb Squad, Water Rescue, and Hazardous Materials Teams for the purpose of adding Technical Rescue.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

NOTE: Underlined language is being added and ~~stricken~~ language is being deleted.

Section 1 – Springfield City Code, Section 2-91, known as the "Merit System Rules and Regulations," is hereby amended by changing Merit Rule 22.5.

22.5 Life Insurance – Bomb Squad, Water Rescue, Technical Rescue, and Hazardous Materials Teams

The City shall purchase as part of the regular compensation for each Fire Department employee who is a member of the Bomb Squad, Water Rescue, Technical Rescue, or Hazardous Materials Teams, a life insurance policy (which may include dismemberment coverage) in the amount of not less than Fifty Thousand Dollars (\$50,000) and not more than One Hundred Thousand Dollars (\$100,000) to cover the employee while engaged in their assigned duties; provided, however, in no event shall the City be legally liable to the employee, the employee's heirs or any other person in the event such insurance cannot be purchased or in the event such insurance is not in full force and effect for any reason whatsoever. Employees shall designate in writing the beneficiaries to be shown on the policy.

Section 2 – This Ordinance shall be in full force and effect from and after passage.

34 Passed at meeting: _____

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Mayor

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Attest: _____, City Clerk

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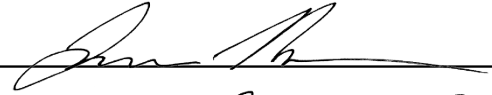
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Filed as Ordinance: _____

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Approved as to form:  _____, Assistant City Attorney

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Approved for Council action:  _____, Interim City Manager



EXPLANATION TO COUNCIL BILL 2025-133 (HOSMER)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into an agreement with the Springfield Convention and Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri, in an amount to equal forty-seven percent (47%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$4,421,575 for Fiscal Year 2025-2026, for the purpose of promoting travel and tourism within the City of Springfield.

PURPOSE: To authorize the City Manager, or designee, to enter into an agreement with the Springfield Convention & Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri, in an amount to equal forty-seven percent (47%) of the City's proceeds from the hotel/motel gross receipts tax for the purpose of promoting travel and tourism within the City of Springfield.

BACKGROUND INFORMATION: The Springfield Convention & Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri ("SCVB"), contracts annually with the City to generate economic impact within the City by promoting attractions and increasing overnight travel. Attachments to this ordinance include SCVB's Proposed Budget for Fiscal Year 2025–2026, designated as Exhibit A, and SCVB's Business Plan Summary, designated as Exhibit B.

SCVB will receive forty-seven percent (47%) of the five percent hotel/motel gross receipts tax authorized by Article V of Chapter 70 of the Springfield City Code in exchange for marketing the City as a destination for travel and tourism as outlined in Exhibit B.

The SCVB's total Fiscal Year 2025-2026 budget is \$4,421,575, of which \$3,528,381 is budgeted to come from the hotel/motel gross receipts tax; \$408,000 from the private sector for advertising; \$371,044 from the Division of Tourism through a Cooperative Marketing Program; \$114,150 from interest earnings and other miscellaneous sources.

REMARKS: The Bureau's 17-member board includes a Deputy City Manager and nine individuals appointed by the Mayor and confirmed by City Council. The Board has approved the Fiscal Year 2025-2026 Budget.

Submitted By: Buffee Smith, Contract Administrator

Authorized for inclusion on the agenda pursuant to City Code section 2-33:



- Attachments:**
1. SCVB Annual Contract 25-26
 2. Exhibit A - FY 26 Revenue & Expense Budget
 3. Exhibit B - FY 26 Business Plan Summary
 4. Exhibit C - FY 26 SCVB Contract
 5. SCVB Annual Contract 25-26

One-rdg. _____
P. Hrngs. _____
Pgs. 17
Filed: 06-03-25

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-133

SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the City Manager, or designee, to enter into an agreement with the Springfield Convention and Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri, in an amount to equal forty-seven percent (47%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$4,421,575 for Fiscal Year 2025-2026, for the purpose of promoting travel and tourism within the City of Springfield.

WHEREAS, the Springfield Convention and Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri ("SCVB"), contracts annually with the City to promote economic growth by promoting attractions and increasing overnight travel; and

WHEREAS, pursuant to a ballot measure approved by voters on April 4, 2023, the SCVB is to receive forty-seven percent (47%) of the five percent (5%) hotel/motel gross receipts tax authorized by Article V of Chapter 70 of the Springfield City Code in exchange for promoting travel and tourism within the City, as detailed in the SCVB's Proposed Budget, attached hereto and incorporated herein by this reference as "Exhibit A"; and

WHEREAS, the City estimates that the SCVB's portion of the hotel/motel gross receipts tax for Fiscal Year 2025-2026 will be approximately \$4,421,575.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or designee, is hereby authorized to enter into an agreement with the Springfield Convention and Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri, in an amount to equal forty-seven percent (47%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$4,421,575 for Fiscal Year 2025-2026, for the purpose of promoting travel and tourism within the City of Springfield, said agreement to be substantially in the same form and content as that document attached hereto and incorporated herein by this reference as "Exhibit B."

34 Section 2 – This Ordinance shall be in full force and effect from and after
35 passage.

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37 Passed at meeting: _____

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40 _____
41 Mayor

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43 Attest: _____, City Clerk

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45 Filed as Ordinance: _____

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48 Approved as to form: Laura Vales, Assistant City Attorney

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51 Approved for Council action: Colin Sykes, Interim City Manager

Visit Springfield, MO

2025/2026 Budget - Expenses

<u>Account Description</u>	<u>Account</u>	<u>2024/2025 Revised Budget</u>	<u>2025/2026 Budget</u>	<u>Variance - \$</u>	<u>Variance - %</u>
PAYROLL					
Salaries and Wages	500110	\$1,155,778	\$1,118,600	-\$37,178	-3.2%
Temporary & Part Time Wages	500130	80,275	85,000	\$4,725	5.9%
Retirement Contributions	500210	126,625	120,360	-\$6,265	-4.9%
FICA	500250	93,690	91,474	-\$2,216	-2.4%
Health/Unemployment Insurance	500260	124,609	130,841	\$6,232	5.0%
Workers Comp	500280	3,712	4,000	\$288	7.8%
TOTAL PAYROLL		\$1,584,690	\$1,550,275	-\$34,414	-2.2%
ADMINISTRATIVE					
Auditing and Accounting	504510	\$5,825	\$6,000	\$175	3.0%
Automobiles	502040	7,200	7,200	\$0	0.0%
Building Rental	505820	149,698	171,900	\$22,202	14.8%
Credit Card Fees	502070	5,000	6,000	\$1,000	20.0%
Data Processing	502140	1,130	1,200	\$70	6.2%
Dues and Subscriptions	502290	36,085	36,000	-\$85	-0.2%
Equipment Repair	502750	21,100	23,000	\$1,900	9.0%
Insurance Premiums	502230	11,100	11,700	\$600	5.4%
Minor Office Furn/Supplies	501190	2,800	2,800	\$0	0.0%
Misc. A & G	501260	22,115	24,000	\$1,885	8.5%
Office Supplies	501240	7,860	8,200	\$340	4.3%
Other Professional Services	504580	3,000	13,800	\$10,800	360.0%
Postage and Freight	502220	11,500	12,000	\$500	4.3%
Printing and Binding	502380	0	0	\$0	N/A
Telephone	505550	18,520	19,000	\$480	2.6%
Office Furniture & Improvement	508110	\$0	\$0	\$0	N/A
Computer Hardware	501220	6,800	8,000	\$1,200	17.6%
Computer Software	501230	15,510	15,700	\$190	1.2%
Other Equipment	508170	0	0	\$0	N/A
Professional Development	504590	20,805	12,850	-\$7,955	-38.2%
TOTAL ADMINISTRATIVE		\$346,048	\$379,350	\$33,302	9.6%
MARKETING					
Ad Production	505010	\$242,500	\$249,900	\$7,400	3.1%
Cooperative Marketing	502010	275,000	\$120,000	-\$155,000	-56.4%
Out Of Home	505020	175,000	175,000	\$0	0.0%
Brochures and Printed Material	505030	201,400	200,000	-\$1,400	-0.7%
Direct Mail	505050	71,395	65,000	-\$6,395	-9.0%
Digital Advertising	505060	488,500	508,000	\$19,500	4.0%
Print Advertising	505070	114,500	125,000	\$10,500	9.2%
Radio & TV Advertising	505080	160,000	165,000	\$5,000	3.1%
Misc. Marketing Expense	502280	219,967	207,151	-\$12,816	-5.8%
Photo Processing	502360	0	0	\$0	N/A
Public Relations	502400	113,425	120,000	\$6,575	5.8%
TOTAL MARKETING		\$2,061,687	\$1,935,051	\$(126,636)	-6.1%

RESEARCH						
Market Research	502470	\$151,860	\$120,000	-\$31,860	-21.0%	
TOTAL RESEARCH		\$151,860	\$120,000	-\$31,860	-21.0%	
SALES						
Group Incentives	502120	101,300	116,450	\$15,150	15.0%	
Entertainment	502200	12,600	12,000	-\$600	-4.8%	
Exhibition & Tradeshow s	504640	48,600	53,670	\$5,070	10.4%	
FAM Tour Expense	504650	23,500	25,000	\$1,500	6.4%	
Specialty Items	504620	25,900	40,000	\$14,100	54.4%	
Receptions	504660	3,400	4,000	\$600	17.6%	
Convention Services	504540	\$10,500	\$17,400	\$6,900	65.7%	
Shuttle Service	504610	2,500	2,400	-\$100	-4.0%	
Sports Commission Sponsorship	504630	50,000	50,000	\$0	0.0%	
Industry Travel Expenses	505690	\$76,530	\$79,980	\$3,450	4.5%	
TOTAL SALES		\$354,830	\$400,900	\$46,070	13.0%	
CONTINGENCY						
Contingency	502780	\$25,000	\$36,000	\$11,000	44.0%	
TOTAL CONTINGENCY		\$25,000	\$36,000	\$11,000	44.0%	
CAPITAL EXPENSES						
Other Improvements	508220	200,000	0	-\$200,000	-100.0%	
TOTAL CAPITAL EXPENSES		\$200,000	\$0	-\$200,000	-100.0%	
TOTAL BUREAU EXPENSES		\$4,724,115	\$4,421,575	-\$302,540	-6.4%	
		Revenue	\$4,421,575			
		PROFIT/LOSS	\$ (0)			

Visit Springfield, MO

2025/2026 Budget - Revenue

<u>Account Description</u>	<u>Account</u>	<u>2024/2025 Revised Budget</u>	<u>2025/2026 Original Budget</u>	<u>Variance - \$</u>	<u>Variance - %</u>
ROOM TAXES					
Room Tax Revenue	401540	\$3,449,057	\$3,528,381	\$79,324	2.3%
INTEREST					
Interest Earnings	410010	\$20,000	\$40,000	\$20,000	100.0%
ADVERTISING REVENUES					
Visitors Guide Advertising	413010.01	\$253,834	\$205,000	-\$48,834	-19.2%
Route 66 Brochure/Map	413010.02	0	0	0	N/A
Coupons	413010.03	8,598	10,000	1,402	16.3%
Expo/Rt. 66 Displays	413010.04	2,400	5,000	2,600	108.3%
Poly Tote Bags	413010.05	0	0	0	N/A
Digital Advertising	413010.06	86,951	102,000	15,049	17.3%
Brochure Insertions	413010.07	4,500	6,000	1,500	33.3%
Airport Advertising	413010.08	0	0	0	N/A
Event Guide	413010.09	0	0	0	N/A
Mall Advertising	413010.10	0	0	0	N/A
Experience Programs	413010.11	35,695	20,000	-15,695	-44.0%
TOTAL ADVERTISING REV		\$391,978	\$348,000	-\$43,978	-11.2%
CO-OP ADVERTISING REV					
Coop Partnerships	416020.01	\$35,000	\$45,000	\$10,000	28.6%
MDT Coop Program (Leisure)	416020.02	396,478	371,044	-25,434	-6.4%
MDT Coop Program (Convention)	416020.03	10,000	0	-10,000	-100.0%
MDT Coop Program (Sports)	416020.04	0	0	0	N/A
Local Convention Co-op	416020.05	25,000	15,000	-10,000	-40.0%
Miscellaneous Partnerships	416020.06	2,500	0	-2,500	-100.0%
TOTAL CO-OP REV		\$468,978	\$431,044	-\$37,934	-8.1%
PARTNERSHIP REVENUE					
Marketing Partnerships	414110	\$0	\$0	\$0	N/A
MISCELLANEOUS REV					
Sports Commission Management Fees	414100.01	\$18,000	\$18,000	\$0	0.0%
Souvenir Sales	414100.02	24,428	24,500	72	0.3%
Other	414100.03	95	200	105	110.5%
Holding Account	414100.04	0	0	0	N/A
Hotel Shuttle & Facility Rental Rebates	414100.05	0	0	0	N/A
Hotel Trade Show Participation	414100.06	0	0	0	N/A
Annual Banquet Sales	414100.07	30,000	30,000	0	0.0%
Chamber Partnership	414100.08	1,450	1,450	0	0.0%
TOTAL MISC REV		\$73,973	\$74,150	\$177	0.2%
TOTAL REVENUE		\$4,403,986	\$4,421,575	\$17,589	0.4%
Transfer To/From Fund Balance		\$325,000	\$0	-325,000	-100.0%
GRAND TOTAL REVENUE		\$4,728,986	\$4,421,575	-\$307,411	-6.5%



FY25/26 Business Plan Executive Summary

Introduction

I am delighted to present the FY 25/26 Visit Springfield Business Plan Executive Summary on behalf of the Visit Springfield Board of Directors and the Visit Springfield Team.

This is an exciting period not just for Visit Springfield but for our entire tourism community. In 2026, Springfield will be in the national and worldwide spotlight for the Route 66 Centennial Celebration. Furthermore, Kansas City will host six World Cup games, welcoming an expected audience of over 650,000.

Another major tourism initiative is the potential for a new convention/event center. We are eager to collaborate with the City to bring the long-awaited development of a new convention/event center to fruition. Subject to the Governor's approval, this transformative project will serve as a powerful economic catalyst, enhancing our capacity to attract regional and national events. The Visit Springfield team is poised to lead the sales and marketing efforts for this exciting new venue.

In FY 25/26, we will introduce several forward-thinking initiatives designed to increase visitation and reinforce Springfield's reputation as a premier destination. While we forecast lower revenues compared to FY 24/25, this is due to our investment in the Copper Complex Renovation and the strategic use of our fund balance.

Our commitment to maximizing resources remains unwavering, as we aim to deliver the greatest possible return for our community.

Executive Summary

Below is the summary of the comprehensive FY 25/26 Visit Springfield Business Plan that includes Industry Trends, SWOT analysis, detailed strategies and tactics, monthly action calendars, and department goals.

Leadership

- Continue executing the strategies outlined in the Visit Springfield three-year strategic plan, adopted in FY 23/24
- Advance key tourism development initiatives, including a new convention/event center, expanding flight destinations at the airport, and developing new sports facilities

- Enhance the Route 66 experience in Springfield through exciting new projects, such as the Springfield 66 Sculpture Series and the Gateway monument
- Provide industry-leading research insights and opportunities that strengthen the Springfield tourism industry
- Focus on fostering local community engagement and reinforcing Springfield's position as a premier destination for visitors
- Continue to build stronger collaborations within the travel industry, while advocating at the state and federal levels and strengthening local partnerships

Administrative

- Oversee relocating the organization's offices to a new space in the Spring of 2026
- Assess the current organizational structure and adjust titles and roles as needed to ensure better alignment
- Implement strategies to enhance the efficiency and transparency of internal accounting processes
- Continue to explore and adopt technology-driven solutions to improve organizational efficiency and impact

Marketing

- Amplify awareness of the new Visit Springfield brand to drive increased engagement both locally and nationally
- Redesign the Visit Springfield website, integrating new tools and features to enhance visitor engagement
- Launch innovative marketing programs with a targeted focus on the Route 66 Centennial and the World Cup
- Continue integrating advanced AI tools to elevate the visitor experience on our website and across marketing materials
- Update video assets to create fresh content for leisure, group sales, and sports tourism audiences
- Collaborate with 417 Magazine to produce a newly redesigned Springfield Area Guide.
- Maximize cooperative marketing opportunities with the Missouri Department of Tourism while exploring new partnerships and reinforcing existing ones
- Expand the "Make It Springfield" creative advertising strategy through digital, out-of-home, video, and social media channels
- Investigate emerging social media platforms to drive deeper engagement and develop fresh, series-focused content
- Enhance accessibility features on SpringfieldMO.org to further enrich the user experience on our website

Public Relations

- Continue to work with Pineapple PR to pitch stories and increase the number of hosted journalists and articles published nationally and regionally
- Expand our successful travel influencer and fam tour programs
- Develop new strategies to maximize international awareness of the Route 66 Centennial and the World Cup
- Enhance participation in the public relations and communications space to pitch the region and stay on top of communication trends

Partner Development

- Increase and develop new digital advertising revenue opportunities
- Continue to build and strengthen community involvement and partner relationships
- Explore development on a new corporate partner program
- Recognize tourism excellence through our Toast to Tourism celebration

Group Sales

- Expand sales efforts in international markets by leveraging Route 66 and the upcoming centennial celebration
- Explore new opportunities in alignment with the 2026 World Cup
- Develop a comprehensive sales strategy to complement the city's efforts in constructing a new convention center
- Retarget existing accounts that have not considered Springfield in the past because of meeting space limitations
- Strengthen partnerships with third-party meeting planners, including continued collaboration with HelmsBriscoe and similar networks
- Continue the group incentive program to strategically attract and secure new group event business during shoulder periods
- Continue the cooperative convention campaign in partnership with Springfield's three convention hotels to increase visibility and bookings
- Continue to host FAM tours and seek new FAM opportunities with convention planners and trade organizations
- Maximize the Cvent partnership and RFP distribution efforts
- Elevate convention services with tailored offerings that elevate the attendee and planner experience

Sports (in collaboration with Springfield Sports Commission)

- Strategically market Springfield as a top destination for sports events through focused outreach and targeted promotional efforts
- Strengthen ties with existing and upcoming sports venues to uncover and pursue new event opportunities that align with Springfield's growth and event needs
- Continue to target and bring national and regional sports championships to Springfield, enhancing the city's reputation as a key sports event destination
- Leverage relationships with local universities and colleges to secure new opportunities with the NCAA, positioning Springfield as a prime location for collegiate sports events.
- Work closely with local sports clubs and organizations to expand existing events and create new signature sports events to further solidify Springfield's standing in sports tourism
- Increase awareness of the Sports Commission through improved communication strategies, expanded member programs, and stronger partnerships with local businesses and sponsors
- Undertake new research to identify future opportunities for sports facility development in Springfield, ensuring alignment with the city's long-term sports tourism goals

Visitor Experience

- Relocate the Route 66 Visitor Center to a new location on Park Central East.
- Open a newly redesigned Visitor Information Center at the Airport.
- Implement experience strategies centered around the Route 66 Centennial celebration.
- Enhance existing methods and introduce new programs aimed at boosting visitor engagement.
- Foster collaborations with local businesses to create a more comprehensive visitor experience
- Increase local and regional awareness of Visit Springfield and the Visitor Information Centers

ROUTING ORDER	(1) ORIGINATING DEPARTMENT	(2) CONTRACTOR	(3) FINANCE DEPARTMENT
	(4) LAW DEPARTMENT	(5) CITY MANAGER'S OFFICE	(6) CITY CLERK'S OFFICE
EFFECTIVE DATE July 1, 2025	TERMINATION DATE June 30, 2026	CONTRACT NUMBER:	
(X) NEW CONTRACT			
CITY		CONTRACTOR	
City of Springfield 840 N. Boonville Ave, P.O. Box 8368 Springfield, MO 65802 Phone: (417) 864-1625 Attn: David Holtmann, Director of Finance		Springfield Convention & Visitors Bureau, Inc. dba Visit Springfield, Missouri 815 E. St. Louis Street, Suite 100 Springfield, MO 65806 Phone: (417) 881-5300 Attn: Tonia Castaneda	

AGREEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 2025, by and between the City of Springfield, Missouri, a constitutionally chartered municipal corporation of the State of Missouri, hereinafter referred to as the "City," and the Springfield Convention & Visitors Bureau, Inc., a not-for-profit Missouri corporation, hereinafter referred to as the "Contractor."

WITNESSETH:

WHEREAS, the Contractor desires to promote tourism and conventions in the City in accordance with the Contractor's marketing plan for 2025-2026 and budget recommendations at a cost not to exceed forty-seven percent (47%) of the proceeds of the license fee and gross receipts tax authorized by Article V of Chapter 70 of the Springfield City Code, and any additional amounts deposited with the City by the Contractor in addition to said gross receipts tax, for the corresponding period of the term of this Agreement, and

WHEREAS, the City desires to retain the services of the Contractor to promote tourism and conventions in the City.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. TERM. The term of this Agreement shall be from July 1, 2025, to June 30, 2026, subject to any changes to which both parties may subsequently assent in writing.

2. SCOPE OF SERVICES. The City will engage the services of the Contractor to establish and perform services which are more particularly described in the Contractor's proposal, attached hereto as **Exhibit 1** and incorporated herein by reference. The City authorizes the Contractor, and the Contractor agrees to proceed with the development of programs for those activities listed in **Exhibit 1**.

3. AGREEMENT ADMINISTRATION. The City designates the City Manager (or his designated alternate) as its representative to whom all communications related to the scope of work, cost, schedule, and personnel matters shall be directed by the Contractor.

The Contractor designates the President of Contractor (or his designated alternate) as its representative concerning all work performed under this Agreement.

The aforementioned representatives of both the City and Contractor shall have primary responsibility and authority on behalf of each respective party to administer this Agreement and to agree upon procedures for coordinating the efforts of both parties under this Agreement.

4. FURNISHING INFORMATION. All information, data, and reports as are existing, available, and necessary for the carrying out of the work shall be furnished to the Contractor without charge by the City, and the City shall reasonably cooperate with the Contractor in connection with this Agreement.

5. COPYRIGHTS. The Contractor shall defend, indemnify and hold the City harmless from any and all claims or causes of action, including reasonable attorneys' fees and legal expenses, arising out of or based upon any alleged infringement of any copyright, or any alleged invasion or infringement of any right of any third party in connection with the Contractor's performance of work hereunder.

6. REPORTS. Reports to the City will be made as follows:

A. Quarterly Reports: The Contractor shall submit an administrative progress report to the City, on a quarterly basis, which describes the work performed during the quarter. This report shall be submitted no later than sixty (60) days following the end of each quarter. This report shall be a synopsis and evaluation of the activity undertaken.

B. Other Reports: The Contractor shall submit to the City such other reports as may be requested or are necessary to inform the City of issues which require City action.

7. PERSONNEL. The Contractor will secure such personnel as are authorized in its City Council-approved budget. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will be performed by the Contractor or under its direct supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.

8. KEY PERSONNEL AND PROGRAM ORGANIZATION. The Contractor will perform all of its services under this Agreement through a staff under the direction of its designated representative, who will be responsible for the management, scheduling, planning and coordination of the work, and for communications between the Contractor and the City, and for the overall fulfillment of all obligations of the Contractor under this Agreement.

9. COMMENCEMENT OF WORK. Services of the Contractor shall commence on July 1, 2025; and shall be completed in a timely manner.

10. PAYMENT. Payments from the City to the Contractor for services under this Agreement will be made as follows:

A. Invoices for expenditures under the approved budget will be paid through the City's weekly accounts payable system. Accounts payable transaction forms received per the City's processing schedule will be processed, and checks will be written to the appropriate vendors by the City of Springfield's Finance Department.

B. A payroll bank account will be maintained containing approximately \$75,000 for the purpose of writing net payroll checks to employees and reimbursing the Contractor for the payment of employees' deduction items (employee taxes, insurance, and additional benefits). The fund will be replenished as necessary, on a weekly basis through the City's accounts payable.

C. An additional bank account will be separately maintained to allow for payment of expenses on short notice. The account limit will not exceed \$10,000 at any time and the necessary account limit will be set monthly in advance by Finance and the Contractor. The fund will be replenished on a weekly basis through City accounts payable.

D. Each accounts payable form must be coded and signed by the Contractor's designated representative verifying that the services covered are for work actually performed or services rendered by third parties to the Contractor for matters covered under this Agreement. The City will compensate the Contractor only for actual costs incurred in the performance of this Agreement, the fixed costs and the special projects amounts as stipulated in the City Council's approved budget, which is attached hereto and incorporated herein by reference as **Exhibit 2**.

E. It is expressly understood that in no event will the total reimbursement under the terms of this Agreement exceed forty-seven percent (47%) of the proceeds of the gross receipts tax authorized by Article V of Chapter 70 of the Springfield City Code for the corresponding period of the term of this Agreement, and any additional amounts deposited with the City by the Contractor in addition to said gross receipts tax, unless an increase is specifically and mutually agreed to in writing by both parties.

F. Notwithstanding any other provision of this Agreement, in no event shall the City be required to make payments in excess of forty-seven percent (47%) of the proceeds of the gross receipts tax received by the City, and appropriated by the City Council. Nor shall the City be required to make any payment, so long as the revenues derived from the gross receipts tax do not equal or exceed the payment currently due plus any previous payments, except for return of any additional amounts deposited with the City by the Contractor in addition to said gross receipts tax.

G. The City shall allow expenditures by the Contractor for those numbered items and in those amounts specified on the approved budget attached hereto as **Exhibit 2**. Revisions to this budget shall be handled as follows: (1) Budget changes within budget

categories may be authorized by the Contractor's designated representative; (2) Budget changes between budget categories require the written approval of the City Manager; (3) Budget changes that would increase the total budget must be authorized by the City Council.

11. TERMINATION. If, through any cause, the Contractor shall fail to fulfill in timely and proper manner its obligations under this Agreement, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Contractor of such termination and specifying the effective day of such termination. The City may, without cause, terminate this Agreement upon ninety (90) days prior written notice. In either such event, the Contractor and its subcontractors shall cease all work on the project and all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports or other materials prepared by the Contractor or City, become the property of the City, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on the project or on such documents or other materials. Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of this Agreement by the Contractor. Contractor shall insert similar cancellation provisions in all of its contracts except for lease of space.

12. CITY - CONFLICT OF INTEREST. No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this Agreement which is in violation of Section 19.16 of the Springfield City Charter. A violation of this provision renders the Agreement void. Any federal regulations, and applicable provisions in RSMo. Section 105.450 et seq. shall not be violated.

13. RIGHT OF AUDIT

A. Contractor's Books and Records: The Contractor shall keep accurate reports and other records showing in full detail the costs for which the Contractor claims reimbursement. The City may examine, at its own expense, at any time during regular business hours, such time and expense reports and other records at the Contractor's office, and the Contractor agrees that it will produce such records whenever reasonably required by the City. Any expense incurred by the Contractor to prepare the records for audit will be at the expense of the Contractor. If such examination should disclose that the City has paid the Contractor for labor hours which have not in fact been worked, for services not in fact rendered, or for other costs not expended in accordance with this Agreement, the Contractor shall refund to the City an amount equal to any such excesses, plus accrued interest at the rate of 10% (ten percent) per annum.

B. Subcontractor's Books and Records: The Contractor agrees to include the substance of this section in all subcontracts to be performed on a cost reimbursable, hourly rate, or similar basis, giving the City the right to audit, at its own expense, the books and records pertaining to any such subcontract.

14. DISCRIMINATION. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a) and 41 C.F.R. § 60-741.S(a), if applicable.

A. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.S(a). This regulation prohibits discriminations against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

B. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.S(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

15. INDEPENDENT CONTRACTOR. The Contractor is an independent contractor with respect to all services performed hereunder, and nothing contained herein shall constitute or designate the Contractor or any of its agents or employees as agents or employees of the City of Springfield, Missouri.

The Contractor and its agents, employees, and subcontractors shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Workers' Compensation Program for the City.

16. INDEMNIFICATION AND LIABILITY. The parties mutually agree to the following:

A. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, whether or not

caused by or resulting from City's negligence, arising out of or in any way connected with a breach of this Agreement. No claim or claims of any kind, either separately or in the aggregate, by the Contractor against the City, and in any way arising out of or in any way connected with this Agreement, whether based on negligence, breach of contract or otherwise shall be greater in amount than the weekly payroll reimbursement amount described in Paragraph 10 hereof.

B. The Contractor shall defend, indemnify, and hold the City harmless from and against any and all claims, losses, and causes of action arising out of any claims or causes of action, including but not limited to personal injuries, death, or damage to property which are incurred by the Contractor, or any third party arising out of or in any way connected with this Agreement.

C. The Contractor assumes full responsibility for relations with subcontractors, and shall defend, indemnify and save harmless the City from and against, any and all liability, suits, claims, damages, costs (including attorneys' fees), losses, outlays, and expenses in any manner caused by, arising out of or connected with this contract, notwithstanding any possible negligence (whether sole, concurrent or otherwise) on the part of the City, its agents or employees.

17. ATTORNEY FEES. In the event of any litigation arising from breach of this Agreement the City shall be entitled to recover from the Contractor all reasonable costs incurred for such litigation, including staff time, court costs, attorney fees, and all other related expenses incurred in such litigation.

18. APPLICABLE LAWS. The Contractor agrees to comply with all laws of the United States of America, the State of Missouri, and the City of Springfield which are applicable to work being performed by the Contractor under this Agreement.

19. JURISDICTION. The parties mutually agree that jurisdiction and venue for the purposes of any action resulting from this Agreement by the parties shall be in Greene County, Missouri.

20. NOTICES. All notices required or permitted hereunder and required to be in writing may be given by first class mail addressed to the City at 840 Boonville, Springfield, Missouri 65802, and the Contractor at the Springfield Convention & Visitors Bureau, 815 East St. Louis, Suite 100, Springfield, Missouri 65806. The date of delivery of any notice shall be the date falling on the second full day after the day of its mailing.

21. ENTIRE AGREEMENT. This agreement, including any attachments or exhibits, contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties. In the event that the terms of this agreement conflict with the terms of any of the attachments or exhibits, then the terms of this agreement shall control over the terms contained in the attachments or exhibits.

22. AFFIDAVIT FOR CONTRACTS OVER \$5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of \$5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

23. CONTINGENCIES. This Agreement is contingent upon the Contractor maintaining a not-for-profit corporation as follows:

A. A not-for-profit corporation as defined by the Internal Revenue Code in Section 501 (c) (6).

B. There shall be thirteen voting members of the Board of Directors. Residency within the City of Springfield shall not be required, although residency within Greene, Christian or Webster Counties is required. The ex-officio members of the Board of Directors shall be the Chairman, or his/her designee, and the Chairman Elect, or his/her designee, of the Springfield Area Chamber of Commerce, an appointee by the City Manager, and the immediate past president of the corporation. If someone other than the Chairman or Chairman Elect of the Springfield Area Chamber of Commerce is designated to serve on the Board of Directors of the Springfield Convention & Visitors Bureau, the designee must be a current member of the Chamber of Commerce Board of Directors. The President of the Chamber of Commerce and the President of the Springfield Hotel-Motel Association shall serve on the Board of the Springfield Convention & Visitors Bureau as ex-officio members, without vote. The composition of the Board of Directors shall consist of four ex-officio voting members, two ex-officio non-voting members, as set forth above, and nine voting members appointed by the Mayor of the City and confirmed by the City Council as set forth in the Bylaws of the Convention & Visitors Bureau. The City shall forward to the Contractor nominees for vacancies on the Board of Directors, which nominees shall be made by the Mayor of the City and confirmed by the City Council. Nominees from the City will be made in such a manner as to include at least three representatives from the hospitality industry on the Board of Directors at all times. In consideration of the mutual covenants set forth herein, the Contractor agrees to accept such nominees to its Board of Directors.

c. Contractor agrees, if permitted by law, to insert in its bylaws a provision to not compete with the Chamber of Commerce by providing that the Contractor will not compete with the Chamber in advertising sales for support of publications by restricting its advertising sales for support of publications relating to the tour and travel industry. Contractor hereby covenants with the City that it will not engage in prohibited practices, as described above.

IN WITNESS WHEREOF, the parties hereto evidence their agreement to the terms of this Contract by their signatures below.

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

Director of Finance or Acting Director

APPROVED AS TO FORM

City Attorney or designee

SPRINGFIELD CONVENTION & VISITORS BUREAU, INC.

By:_____

Name & Title:_____

Attest:

Secretary or designee

CITY OF SPRINGFIELD, MISSOURI

By:_____
City Manager or designee

One-rdg. _____
P. Hrngs. _____
Pgs. _____
Filed: 06-03-25

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025- _____

SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the City Manager, or designee, to enter into an agreement with the Springfield Convention and Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri, in an amount to equal forty-seven percent (47%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$4,421,575 for Fiscal Year 2025-2026, for the purpose of promoting travel and tourism within the City of Springfield.

WHEREAS, the Springfield Convention and Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri ("SCVB"), contracts annually with the City to promote economic growth by promoting attractions and increasing overnight travel; and

WHEREAS, pursuant to a ballot measure approved by voters on April 4, 2023, the SCVB is to receive forty-seven percent (47%) of the five percent (5%) hotel/motel gross receipts tax authorized by Article V of Chapter 70 of the Springfield City Code in exchange for promoting travel and tourism within the City, as detailed in the SCVB's Proposed Budget, attached hereto and incorporated herein by this reference as "Exhibit A"; and

WHEREAS, the City estimates that the SCVB's portion of the hotel/motel gross receipts tax for Fiscal Year 2025-2026 will be approximately \$4,421,575.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or designee, is hereby authorized to enter into an agreement with the Springfield Convention and Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri, in an amount to equal forty-seven percent (47%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$4,421,575 for Fiscal Year 2025-2026, for the purpose of promoting travel and tourism within the City of Springfield, said agreement to be substantially in the same form and content as that document attached hereto and incorporated herein by this reference as "Exhibit B."

34 Section 2 – This Ordinance shall be in full force and effect from and after
35 passage.

36
37 Passed at meeting: _____

38
39
40 _____
41 Mayor

42
43 Attest: _____, City Clerk

44
45 Filed as Ordinance: _____

46
47
48 Approved as to form: _____, Assistant City Attorney

49
50
51 Approved for Council action: _____, City Manager



EXPLANATION TO COUNCIL BILL 2025-134 (HARDINGER)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into an agreement with the Greater Springfield Area Sports Commission, Inc., in an amount to equal four and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$339,750 for Fiscal Year 2025-2026, to promote the attraction of sporting events to the community.

PURPOSE: To authorize the City Manager, or designee, to enter into an agreement with the Greater Springfield Area Sports Commission, Inc., in the amount to equal four and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross receipts tax to promote the attraction of sporting events to the community.

BACKGROUND INFORMATION: The Greater Springfield Area Sports Commission, Inc., ("Commission") is a non-profit corporation organized in 1999 for the purpose of enhancing the quality of life and stimulating economic growth in the Springfield area, by promoting the area as a host city for quality national and regional sporting events and other ancillary activities.

The Commission will receive four and one-half percent (4.5%) of the five percent hotel/motel gross receipts tax authorized by Article V of Chapter 70 of the Springfield City Code in exchange for attracting and hosting sporting events. Entering into an agreement will continue the funding of the Commission from the City's hotel/motel gross receipts tax.

REMARKS: The Board of Directors consists of twelve perpetual members representing the City, Park Board, City Utilities, Convention & Visitors Bureau, Chamber of Commerce, Springfield R-12 School District, Missouri State University, Drury University, Evangel University, the Greene County Agricultural and Mechanical Society of Springfield, Missouri (Ozark Empire Fair), the Springfield Cardinals, and the Missouri Sports Hall of Fame, and other directors as elected.

The Springfield Convention & Visitors Bureau, Inc., d/b/a Visit Springfield, Missouri, manages and provides administrative support for the Commission.

Submitted By: Buffee Smith, Contract Administrator

Authorized for inclusion on the agenda pursuant to City Code section 2-33:



- Attachments:**
1. Greater Springfield Area Sports Commission Annual Contract 25-26
 2. Exhibit A - FY 26 Sports Commission Scope of Services (1)
 3. Exhibit B - FY 26 Sports Commission Contract

One-rdg. _____
P. Hrngs. _____
Pgs. 9
Filed: 06-03-25

Sponsored by: Hardinger

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-134

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to enter into an agreement with the
2 Greater Springfield Area Sports Commission, Inc., in an amount to
3 equal four and one-half percent (4.5%) of the City's proceeds from the
4 hotel/motel gross receipts tax, estimated to be \$339,750 for Fiscal
5 Year 2025-2026, to promote the attraction of sporting events to the
6 community.
7 _____
8

9 WHEREAS, the Greater Springfield Area Sports Commission, Inc.,
10 ("Commission") is a non-profit corporation, organized in 1999 for the purpose of
11 enhancing the quality of life and stimulating economic growth in the Springfield area by
12 promoting the City of Springfield, Missouri, (the "City") as a host city for quality national
13 and regional sporting events and other ancillary activities; and
14

15 WHEREAS, pursuant to a ballot measure approved by voters on April 4, 2023,
16 the Commission is to receive four and one-half percent (4.5%) of the five percent (5%)
17 hotel/motel gross receipts tax authorized by Article V of Chapter 70 of the Springfield
18 City Code in exchange for attracting and hosting sporting events, as described in the
19 Scope of Services attached herein and incorporated by this reference as "Exhibit A";
20 and
21

22 WHEREAS, the City estimates that the Commission's portion of the hotel/motel
23 gross receipts tax for Fiscal Year 2025-2026 will be approximately \$339,750.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The City Manager, or designee, is hereby authorized to enter into an
29 agreement with the Greater Springfield Area Sports Commission, Inc., in an amount to
30 equal four and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross
31 receipts tax, estimated to be \$339,750 for Fiscal Year 2025-2026, to promote the
32 attraction of sporting events to the community, said agreement to be substantially in
33 form and content as that document attached hereto and incorporated herein by this
34 reference as "Exhibit B."

35 Section 2 – This Ordinance shall be in full force and effect from and after
36 passage.

37
38 Passed at meeting: _____

39
40 _____
41 Mayor

42
43 Attest: _____, City Clerk

44
45 Filed as Ordinance: _____

46
47 Approved as to form: Laura Vales, Assistant City Attorney

48
49 Approved for Council action: Colin Sykes, Interim City Manager
50
51

Exhibit A

Scope of Services Greater Springfield Area Sports Commission, Inc.

The Greater Springfield Area Sports Commission, Inc. is managed by the Springfield Convention & Visitors Bureau, Inc. and works with the Bureau to increase economic activity in the City of Springfield by attracting national and regional sporting events. Specific objectives and action plans for the Bureau and Sports Commission to attract national and regional sporting events can be found in the Bureau's 2025-2026 Business Plan.

General services to be performed by the Greater Springfield Area Sports Commission, Inc. shall include:

- Marketing the Springfield area to national and regional sporting event planners as a host city for such events.
- Working with sporting event planners to secure local venues for their events.
- Negotiating sleeping room rates and room blocks for event planners.
- Acting as a clearing house for scheduling of sporting events.
- Assisting local organizations by acting as sponsor for new and existing sporting events.
- Assisting local groups in the recruitment and organization of volunteers to staff such sporting events.
- Hosting an annual awards banquet recognizing area high school athletes and teams.

Exhibit B

ROUTING ORDER	(1) ORIGINATING DEPARTMENT	(2) CONTRACTOR	(3) FINANCE DEPARTMENT
	(4) LAW DEPARTMENT	(5) CITY MANAGER'S OFFICE	(6) CITY CLERK'S OFFICE
EFFECTIVE DATE July 1, 2025	TERMINATION DATE June 30, 2026	CONTRACT NUMBER:	
(X) NEW CONTRACT			
CITY		CONTRACTOR	
City of Springfield 840 N. Boonville Ave, P.O. Box 8368 Springfield, MO 65802 Phone: (417) 864-1625 Attn: David Holtmann, Director of Finance		Greater Springfield Area Sports Commission, Inc. 815 E. St. Louis Street, Suite 100 Springfield, MO 65806 Phone: (417) 881-5300 Attn: Tonia Castaneda	

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2025, by and between the City of Springfield, Missouri, a constitutionally chartered municipal corporation of the State of Missouri, hereinafter referred to as the "City," and the Greater Springfield Sports Commission, Inc., a not-for-profit Missouri corporation, hereinafter referred to as the "Contractor."

WITNESSETH:

WHEREAS, the Contractor desires to promote sports and sporting events within the Greater Springfield Missouri area in accordance with the Scope of Services attached as **Exhibit 1**, and

WHEREAS, the City desires to retain the services of the Contractor to promote sports and sporting events in the City by providing to Contractor an annual sum equal to four and one-half percent (4.5%) of the proceeds of the City's Hotel and Motel gross receipts tax authorized by Article V of Chapter 70 of the Springfield City Code.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **TERM.** The term of this Agreement shall be from July 1, 2025, to June 30, 2026, subject to any changes to which both parties may subsequently assent in writing.

2. **SCOPE OF SERVICES.** The City will engage the services of the Contractor to establish and perform services which are more particularly described in **Exhibit 1**, which is attached hereto and incorporated herein by reference. The City authorizes the Contractor, and the Contractor agrees to proceed with the development of programs for those activities described in **Exhibit 1**.

3. **AGREEMENT ADMINISTRATION.** The City designates the City Manager (or their designated alternate) as its representative to whom all communications related to the scope of work, cost, schedule, and personnel matters shall be directed by the Contractor.

The Contractor designates the President of the Greater Springfield Area Sports Commission, Inc. (or their designated alternate) as its representative concerning all work performed under this Agreement.

The aforementioned representatives of both the City and Contractor shall have primary responsibility and authority on behalf of each respective party to administer this Agreement and to agree upon procedures for coordinating the efforts of both parties under this Agreement.

4. **FURNISHING INFORMATION.** All information, data, and reports as are existing, available, and necessary for the carrying out of the work shall be furnished to the Contractor without charge by the City, and the City shall reasonably cooperate with the Contractor in connection with this Agreement.

5. **COPYRIGHTS.** The Contractor shall defend, indemnify and hold the City harmless from any and all claims or causes of action, including reasonable attorneys' fees and legal expenses, arising out of or based upon any alleged infringement of any copyright, or any alleged invasion or infringement of any right of any third party in connection with the Contractor's performance of work hereunder.

6. REPORTS. Reports to the City will be made as follows:

A. **Annual Reports:** The Contractor shall submit an administrative progress report to the City, on an annual basis, which describes the work performed during the fiscal year. This report shall be submitted within sixty (60) days of the termination of this contract. This report shall be a synopsis and evaluation of the activity undertaken.

B. **Other Reports:** The Contractor shall submit to the City such other reports as may be requested or are necessary to inform the City of issues which require City action.

7. PERSONNEL. The Contractor will secure such personnel as are authorized in its board-approved budget. Such personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will be performed by the Contractor or under its direct supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.

8. KEY PERSONNEL AND PROGRAM ORGANIZATION. The Contractor will perform all of its services under this Agreement through a staff under the direction of its designated representative, who will be responsible for the management, scheduling, planning and coordination of the work, and for communications between the Contractor and the City, and for the overall fulfillment of all obligations of the Contractor under this Agreement.

9. COMMENCEMENT OF WORK. Services of the Contractor shall commence on July 1, 2025 and shall be completed in a timely manner.

10. PAYMENT. Payments from the City to the Contractor for services under this Agreement will be made monthly by the City by check solely from City's proceeds of the hotel/motel gross receipts tax authorized by Article V, Chapter 70 of the Springfield City Code with Contractor's share thereof to be four and one-half percent (4.5%) of the City's proceeds from said gross receipts tax.

11. TERMINATION. If, through any cause, the Contractor shall fail to fulfill in timely and proper manner its obligations under this Agreement, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Contractor of such termination and specifying the effective day of such termination. The City may, without cause, terminate this Agreement upon ninety (90) days prior written notice. In either such event, the Contractor shall cease all work and all finished or unfinished documents, data, studies, surveys, and reports or other materials prepared by the Contractor for City, become the property of the City, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or other materials. Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of this Agreement by the Contractor.

12. CITY - CONFLICT OF INTEREST. No salaried officer or employee of the City, and no member of the City Council shall have a financial interest, direct or indirect, in this Agreement which is in violation of Section 19.16 of the Springfield City Charter. A violation of this provision renders the Agreement void. No applicable federal regulations or applicable provisions in RSMo. Section 105.450 et seq. shall be violated.

13. RIGHT OF AUDIT.

A. **Contractor's Books and Records:** The Contractor shall keep accurate reports and other records showing in full detail the costs for which the Contractor claims reimbursement. The City may examine, at its own expense, at any time during regular business hours, such time and expense reports and other records at the Contractor's office, and the Contractor agrees that it will produce such records whenever reasonably required by the City. Any expense incurred by the Contractor to prepare the records for audit will be at the expense of the Contractor. If such examination should disclose that the City has paid the Contractor for labor hours which have not in fact been worked, for services not in fact rendered, or for other costs not expended in accordance with this Agreement, the Contractor shall refund to the City an amount equal to any such excesses, plus accrued interest at the rate of 10% (ten percent) per annum.

B. **Subcontractor's Books and Records:** The Contractor agrees to include the substance of this section in all subcontracts to be performed on a cost reimbursable, hourly rate, or similar basis, giving the City the right to audit, at its own expense, the books and records pertaining to any such subcontract.

14. DISCRIMINATION. The Contractor agrees in the performance of this contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified

individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.S(a) and 41 C.F.R. § 60-741.S(a), if applicable.

A. This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.S(a). This regulation prohibits discriminations against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

B. This contractor and subcontractor shall abide by the requirements of 41C.F.R. § 60-741.S(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

15. INDEPENDENT CONTRACTOR. The Contractor is an independent contractor with respect to all services performed hereunder, and nothing contained herein shall constitute or designate the Contractor or any of its agents or employees as agents or employees of the City of Springfield, Missouri.

The Contractor and its agents, employees, and subcontractors shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Workers' Compensation Program for the City.

16. INDEMNIFICATION AND LIABILITY. The parties mutually agree to the following:

A. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, whether or not caused by or resulting from City's negligence, arising out of or in any way connected with a breach of this Agreement. No claim or claims of any kind, either separately or in the aggregate, by the Contractor against the City, and in any way arising out of or in any way connected with this Agreement, whether based on negligence, breach of contract or otherwise, shall be greater in amount than the total reimbursement under Paragraph 10 hereof.

B. The Contractor shall defend, indemnify, and hold the City harmless from and against any and all claims, losses, and causes of action arising out of any claims or causes of action, including but not limited to personal injuries, death, or damage to property which are incurred by the Contractor, or any third party arising out of or in any way connected with this Agreement.

C. The Contractor assumes full responsibility for relations with subcontractors, and shall defend, indemnify and save harmless the City from and against, any and all liability, suits, claims, damages, costs (including attorneys' fees), losses, outlays, and expenses in any manner caused by, arising out of or connected with this contract, notwithstanding any possible negligence (whether sole, concurrent or otherwise) on the part of the City, its agents or employees.

17. ATTORNEY FEES. In the event of any litigation arising from breach of this Agreement the City shall be entitled to recover from the Contractor all reasonable costs incurred for such litigation, including staff time, court costs, attorney fees, and all other related expenses incurred in such litigation.

18. APPLICABLE LAWS. The Contractor agrees to comply with all laws of the United States of America, the State of Missouri, and the City of Springfield which are applicable to work being performed by the Contractor under this Agreement.

19. JURISDICTION. The parties mutually agree that jurisdiction and venue for the purposes of any action resulting from this Agreement by the parties shall be in Greene County, Missouri.

20. NOTICES. All notices required or permitted hereunder and required to be in writing may be given by first class mail addressed to the City at 840 Boonville, Springfield, Missouri 65802, and the Contractor at 815 E. St. Louis, Street, Suite 100, Springfield, Missouri 65806-4048. The date of delivery of any notice shall be the date falling on the second full day after the day of its mailing.

21. ENTIRE AGREEMENT. This agreement, including any attachments or exhibits, contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties. In the event that the terms of this agreement conflict with the terms of any of the attachments or exhibits, then the terms of this agreement shall control over the terms contained in the attachments or exhibits.

22. CONTINGENCIES. This Agreement is contingent upon the Contractor maintaining its not-for-profit corporation status and maintaining a board of directors and status as follows:

A. A not-for-profit corporation as defined by the Internal Revenue Code in Section 501 (c) (6).

B. The Board of Directors shall include ten (10) perpetual members, one of each of whom shall be selected by the following organizations: City of Springfield, Missouri; Springfield/Greene County Park Board; Springfield Convention and Visitors Bureau; Springfield Area Chamber of Commerce; Springfield R-12 School District; Missouri State University; Drury University; The Greene County Agricultural and Mechanical Society of Springfield, Missouri (Ozark Empire Fair); City Utilities; and Evangel University. The at-large members of the Board will be elected by a simple majority of the perpetual members. At large directors may be elected for successive terms. Perpetual members shall serve until their resignation or replacement by their sponsoring organization. All officers shall be elected by majority vote for one (1) year terms.

IN WITNESS WHEREOF, the parties hereto evidence their agreement to the terms of this Contract by their signatures below.

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

Director of Finance or Acting Director

APPROVED AS TO FORM

City Attorney or designee

GREATER SPRINGFIELD AREA SPORTS COMMISSION, INC.

By: _____

Name & Title: _____

Attest:

Secretary or designee

CITY OF SPRINGFIELD, MISSOURI

By: _____
City Manager or designee



EXPLANATION TO COUNCIL BILL 2025-135 (LEE)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Finance

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into an agreement with the Springfield Regional Arts Council, Inc., in an amount to equal four and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross receipts tax, estimated to be \$339,750 for fiscal year 2025-2026, to support the visual and performing arts within the City of Springfield.

PURPOSE: Approving the City Manager, or designee, to enter into an agreement with the Springfield Regional Arts Council, Inc., in an amount to equal four and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross receipts tax to support the visual and performing arts within the City of Springfield.

BACKGROUND INFORMATION: The Arts Council is a nonprofit corporation located in the Old Creamery Building in Jordan Valley Park and is organized to promote the visual and performing arts in Springfield, Missouri, by providing facilities and serving as a coordinating agency for various groups, such as Springfield Little Theatre, Ozarks Lyric Opera, Springfield Ballet, Springfield Symphony Orchestra, First Friday Art Walk, Springfield Contemporary Theatre, Sculpture Walk Springfield, Any Given Child, Men's Chorus of the Ozarks, and many others. A portion of the Arts Council's budget comes from the City's collection fee from the hotel/motel gross receipts tax. The portion of the City's collection fee budgeted for Fiscal Year 2025-2026 is \$339,750.

This Ordinance supports the following Field Guide 2030 goal(s): Chapter 1, Arts, Culture, and Tourism; Major Goal 2, Strengthen relationships between Springfield arts and culture organizations and regional arts and culture organizations; Objective 2, Increase opportunities and activities in the region (Springfield can provide consultation/resources to assist).

REMARKS: The Arts Council has a 21-member board and has a full-time Executive Director, Programs Director, Marketing Director, Finance and Administration Director, Operations Manager, and Program Manager. In addition, there are several active volunteers who help with major events and projects. The SRAC has developed a solid internship program with local universities. In addition to the Hotel/Motel tax contribution outlined herein, the Arts Council's operations are funded through membership, sponsorships, festival/event proceeds, grants, and donations.

Submitted By: Buffee Smith, Contract Administrator

Authorized for inclusion on the agenda pursuant to City Code section 2-33:



- Attachments:**
1. Hotel Tax Springfield Regional Arts Council, Inc
 2. Exhibit A - FY 26 Springfield Regional Arts Council Contract
 3. SRAC Contract Exhibit 1

One-rdg. _____
P. Hrngs. _____
Pgs. 9
Filed: 06-03-25

Sponsored by: Lee

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-135

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to enter into an agreement with the
2 Springfield Regional Arts Council, Inc., in an amount to equal four and
3 one-half percent (4.5%) of the City's proceeds from the hotel/motel
4 gross receipts tax, estimated to be \$339,750 for fiscal year 2025-
5 2026, to support the visual and performing arts within the City of
6 Springfield.
7 _____
8

9 WHEREAS, the Springfield Regional Arts Council, Inc. ("Arts Council") is a
10 nonprofit corporation organized to promote the visual and performing arts in Springfield,
11 Missouri, by providing facilities and serving as a coordinating agency for various groups,
12 such as Springfield Little Theatre, Ozarks Lyric Opera, Springfield Ballet, Springfield
13 Symphony Orchestra, First Friday Art Walk, Springfield Contemporary Theatre,
14 Sculpture Walk Springfield, Any Given Child, Men's Chorus of the Ozarks, and many
15 others; and
16

17 WHEREAS, pursuant to a ballot measure approved by voters on April 4, 2023,
18 the Arts Council is to receive four and one-half percent (4.5%) of the five percent (5%)
19 hotel/motel gross receipts tax authorized by Article V of Chapter 70 of the Springfield
20 City Code in exchange for supporting the visual and performing arts; and
21

22 WHEREAS, the City estimates that the Art Council's portion of the hotel/motel
23 gross receipts tax for Fiscal Year 2025-2026 will be approximately \$339,750.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The City Manager, or designee, is hereby authorized to enter into an
29 agreement with the Springfield Regional Arts Council, Inc., in an amount to equal four
30 and one-half percent (4.5%) of the City's proceeds from the hotel/motel gross receipts
31 tax, estimated to be \$339,750 for fiscal year 2025-2026, to support the visual and
32 performing arts within the City of Springfield, said agreement to be substantially in form
33 and content as that document attached hereto and incorporated herein by this reference
34 as "Exhibit A."

35
36 Section 2 – This Ordinance shall be in full force and effect from and after
37 passage.
38

39 Passed at meeting: _____
40

41 _____
42 Mayor
43

44 Attest: _____, City Clerk
45

46 Filed as Ordinance: _____
47

48
49 Approved as to form: Laura Vales, Assistant City Attorney
50

51
52 Approved for Council action: Colleen Sykes, Interim City Manager

ROUTING ORDER	(1) ORIGINATING DEPARTMENT	(2) CONTRACTOR	(3) FINANCE DEPARTMENT
	(4) LAW DEPARTMENT	(5) CITY MANAGER'S OFFICE	(6) CITY CLERK'S OFFICE
EFFECTIVE DATE July 1, 2025	TERMINATION DATE JUNE 30, 2026	CONTRACT NUMBER:	
(X) NEW CONTRACT			
CITY		CONTRACTOR	
City of Springfield 840 Boonville, P.O. Box 8368 Springfield, MO 65802 Phone: (417) 864-1625 Fax: (417) 864-1030 Attn: David Holtmann, Director of Finance		Springfield Regional Arts Council, Inc. 411 N. Sherman Parkway Springfield, MO 65802 Phone: (417) 862-2787 Fax: (417) 888-2322 Attn: Leslie Forrester	

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2025, by and between the City of Springfield, Missouri, a constitutionally chartered municipal corporation of the State of Missouri, hereinafter referred to as the "City," and the Springfield Regional Arts Council, Inc., a not-for-profit Missouri corporation, hereinafter referred to as the "Contractor."

WITNESSETH:

WHEREAS, the Contractor desires to promote the visual and performing arts within the Greater Springfield Missouri area in accordance with the Scope of Services attached as Exhibit 1, and

WHEREAS, the City desires to retain the services of the Contractor to promote the visual and performing arts in the City by providing to Contractor an annual sum equal to a designated share of collection fees of the City from Hotel and Motel gross receipts tax collected by the City under Article V of Chapter 70 of the Springfield City Code.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. **TERM.** The term of this Agreement shall be from July 1, 2025, to June 30, 2026, subject to any changes to which both parties may subsequently assent in writing.

2. **SCOPE OF SERVICES.** The City will engage the services of the Contractor to establish and perform the services described in Exhibit 1, which is attached hereto and incorporated herein by reference. The City authorizes the Contractor, and the Contractor agrees to proceed with the development of programs for those activities described in Exhibit 1.

3. **AGREEMENT ADMINISTRATION.** The City designates the City Manager (or their designated alternate) as its representative to whom all communications related to the scope of work, cost, schedule, and personnel matters shall be directed by the Contractor.

The Contractor designates the Executive Director of Contractor (or their designated alternate) as its representative concerning all work performed under this Agreement.

The aforementioned representatives of both the City and Contractor shall have primary responsibility and authority on behalf of each respective party to administer this Agreement and to agree upon procedures for coordinating the efforts of both parties under this Agreement.

4. **FURNISHING INFORMATION.** All information, data, and reports as are existing, available, and necessary for the carrying out of the work shall be furnished to the Contractor without charge by the City, and the City shall reasonably cooperate with the Contractor in connection with this Agreement.

5. COPYRIGHTS. The Contractor shall defend, indemnify and hold the City harmless from any and all claims or causes of action, including reasonable attorneys' fees and legal expenses, arising out of or based upon any alleged infringement of any copyright, or any alleged invasion or infringement of any right of any third party in connection with the Contractor's performance of work hereunder.

6. REPORTS. Reports to the City will be made as follows:

A. Annual Reports: The Contractor shall submit an administrative progress report to the City, on an annual basis, which describes the work performed during the fiscal year. This report shall be submitted within sixty (60) days of the termination of this contract. This report shall be a synopsis and evaluation of the activity undertaken.

B. Other Reports: The Contractor shall submit to the City such other reports as may be requested or are necessary to inform the City of issues which require City action.

7. PERSONNEL. Personnel shall not be employees of or have any contractual relationship with the City except as employees of the Contractor. All of the services required hereunder will be performed by the Contractor or under its direct supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized under state and local law to perform such services.

8. KEY PERSONNEL AND PROGRAM ORGANIZATION. The Contractor shall perform all of its services under this Agreement through a staff under the direction of its designated representative, who will be responsible for the management, scheduling, planning and coordination of the work, and for communications between the Contractor and the City, and for the overall fulfillment of all obligations of the Contractor under this Agreement.

9. COMMENCEMENT OF WORK. Services of the Contractor shall commence upon contract execution and shall be completed in a timely manner.

10. PAYMENT. Payments from the City to the Contractor for services under this Agreement will be made monthly by the City by check solely from City collection fees on hotel/motel gross receipts tax collections under Article V, Chapter 70 of the Springfield City Code received by the City with Contractor's share thereof to be as follows: One-Third of the City's collection fees on the Two and One-Half Cent (2.5 cents) hotel/motel gross receipts tax increase passed by voters in 1998 and Eleven-Twelfths of the City's collection fees on the One Half-Cent (.5 cents) hotel/motel gross receipts tax increase passed by voters in 2004.

11. TERMINATION. If, through any cause, the Contractor shall fail to fulfill in timely and proper manner its obligations under this Agreement, or if the Contractor shall violate any of the covenants, agreements, or stipulations of this Agreement, the City shall thereupon have the right to terminate this Agreement by giving written notice to the Contractor of such termination and specifying the effective day of such termination. The City may, without cause, terminate this Agreement upon ninety (90) days prior written notice. In either such event, the Contractor shall cease all work and all finished or unfinished documents, data, studies, surveys, and reports or other materials prepared by the Contractor for City, become the property of the City, and the Contractor shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or other materials. Notwithstanding the above, the Contractor shall not be relieved of liability to the City for damages sustained by the City by virtue of any such breach of this Agreement by the Contractor.

12. CONFLICTS. No salaried officer or employee of the City and no member of the City Council shall have a financial interest, direct or indirect, in this Contract. A violation of this provision renders the Contract void. Any applicable federal regulations and applicable provisions in Section 105.450 et seq. RSMo. shall not be violated. Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services to be performed under this Contract. The Contractor further covenants that in the performance of this Contract no person having such interest shall be employed or compensated by Contractor.

13. RIGHT OF AUDIT.

A. Contractor's Books and Records: The Contractor shall keep accurate reports and other records showing in full detail the costs for which the Contractor claims reimbursement. The City may examine, at any time during regular business hours, such time and expense reports and other records at the Contractor's office, and the Contractor agrees that it will produce such records whenever reasonably required by the City. Any expense incurred by the Contractor to prepare the records for audit will be at the expense of the Contractor. If such examination should disclose that the City has paid the Contractor for labor hours which have not in fact been

worked, for services not in fact rendered, or for other costs not expended in accordance with this Agreement, the Contractor shall refund to the City an amount equal to any such excesses, plus accrued interest at the rate of 10% (ten percent) per annum.

B. Subcontractor's Books and Records: The Contractor agrees to include the substance of this section in all subcontracts to be performed on a cost reimbursable, hourly rate, or similar basis, giving the City the right to audit, at its own expense, the books and records pertaining to any such subcontract.

14. DISCRIMINATION. The Contractor agrees in the performance of this Contract not to discriminate on the ground or because of race, creed, color, national origin or ancestry, sex, religion, handicap, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a) and 41 C.F.R. § 60-741.5(a), if applicable.

a. This contractor and any authorized subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits discriminations against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.

b. This contractor and any authorized subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

15. INDEPENDENT CONTRACTOR. The Contractor is an independent contractor with respect to all services performed hereunder, and nothing contained herein shall constitute or designate the Contractor or any of its agents or employees as agents or employees of the City of Springfield, Missouri.

The Contractor and its agents, employees, and subcontractors shall not be entitled to any of the benefits established for the employees of the City nor be covered by the Workers' Compensation Program for the City.

16. INDEMNIFICATION AND LIABILITY. The parties mutually agree to the following:

A. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, whether or not caused by or resulting from City's negligence, arising out of or in any way connected with a breach of this Agreement. No claim or claims of any kind, either separately or in the aggregate, by the Contractor against the City, and in any way arising out of or in any way connected with this Agreement, whether based on negligence, breach of contract or otherwise, shall be greater in amount than the total reimbursement under Paragraph 10 hereof.

B. The Contractor shall defend, indemnify, and hold the City harmless from and against any and all claims, losses, and causes of action arising out of any claims or causes of action, including but not limited to personal injuries, death, or damage to property which are incurred by the Contractor, or any third party arising out of or in any way connected with this Agreement.

C. The Contractor assumes full responsibility for relations with subcontractors, and shall defend, indemnify and save harmless the City from and against, any and all liability, suits, claims, damages, costs (including attorneys' fees), losses, outlays, and expenses in any manner caused by, arising out of or connected with this contract, notwithstanding any possible negligence (whether sole, concurrent or otherwise) on the part of the City, its agents or employees.

17. ATTORNEY FEES. In the event of any litigation arising from breach of this Agreement the City shall be entitled to recover from the Contractor all reasonable costs incurred for such litigation, including staff time, court costs, attorney fees, and all other related expenses incurred in such litigation.

18. APPLICABLE LAWS. The Contractor agrees to comply with all laws of the United States of America, the State of Missouri, and the City of Springfield which are applicable to work being performed by the Contractor under this Agreement.

19. JURISDICTION. The parties mutually agree that jurisdiction and venue for the purposes of any action resulting from this Agreement by the parties shall be in Greene County, Missouri.

20. NOTICES. All notices required or permitted hereinunder and required to be in writing may be given by FAX, electronic mail

(if to Contractor), or by first class mail addressed to City or Contractor at the addresses shown above. The date of delivery of any notice provided by mail shall be the date falling on the third day after the day of its mailing. The date of delivery of notice by FAX transmission or electronic mail (if to Contractor) shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the location of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

21. ENTIRE AGREEMENT. This agreement, including any attachments or exhibits, contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties. In the event that the terms of this agreement conflict with the terms of any of the attachments or exhibits, then the terms of this agreement shall control over the terms contained in the attachments or exhibits.

22. CONTINGENCIES. This Agreement is contingent upon the Contractor maintaining its not-for-profit corporation status as defined by the Internal Revenue Code in Section 501 (c) (6).

IN WITNESS WHEREOF, the parties hereto evidence their agreement to the terms of this Agreement by their signatures below.

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

Director of Finance or Acting Director

APPROVED AS TO FORM

City Attorney or designee

SPRINGFIELD REGIONAL ARTS COUNCIL, INC.

By: _____

Name & Title: _____

Electronic mail address for notice purpose:

Attest:

Corporate Secretary or designee

CITY OF SPRINGFIELD, MISSOURI

By: _____
City Manager or designee

EXHIBIT 1

The Springfield Regional Arts Council's mission is to transform lives and enrich our Community through the Arts.

Responsibilities include:

- A. Working with the local art agencies, serving as the focal communications point for community relations and providing collaborative opportunities.
- B. Developing and operating the City-owned Creamery Arts Center.
- C. Promoting and supporting the visual and performing arts for local organizations.
- D. Sponsoring festivals as a community and tourism outreach.



SUPPLEMENTAL EXPLANATION TO COUNCIL BILL 2025-068 (HOSMER)

DATE: June 3, 2025

ORIGINATING DEPARTMENT: Law

PURPOSE: To present Council Bill 2025-068 to the full City Council at the June 9, 2025, City Council meeting.

REMARKS: Council Bill 2025-068 was referred to the Plans and Policies Committee at the March 24, 2025, City Council meeting. The Plans and Policies Committee has not met since the referral. The sponsor has requested Council Bill 2025-068 be brought back to the full City Council at the June 9, 2025, City Council meeting.

Submitted by:

A handwritten signature in black ink that reads 'Laura Vales'.

Laura Vales, Assistant City Attorney

Approved by:

A handwritten signature in black ink that reads 'Collin Quigley'.

Collin Quigley, Interim City Manager



EXPLANATION TO COUNCIL BILL 2025-068 (HOSMER)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Law

TITLE: A general ordinance amending Chapter 70 of the Springfield City Code, 'Licenses, Permits and Miscellaneous Business Regulations,' Article II, "Business and Occupational Licenses in General,' Division 1, 'Generally,' Sections 70-36, 'Application for license,' and 70-44, 'Payment of other taxes and special charges prerequisite to issuance of license,' for the purpose of requiring proof of payment of all personal property taxes as a prerequisite of obtaining an occupational license.

PURPOSE: To amend Chapter 70 of the Springfield City Code, 'Licenses, Permits and Miscellaneous Business Regulations,' Article II, "Business and Occupational Licenses in General,' Division 1, 'Generally,' Sections 70-36, 'Application for license,' and 70-44, 'Payment of other taxes and special charges prerequisite to issuance of license,' for the purpose of requiring proof of payment of all personal property taxes as a prerequisite of obtaining an occupational license.

BACKGROUND INFORMATION: The City of Springfield currently does not require applicants for occupational licenses to provide proof of payment of personal property taxes. Such a requirement has been found to be permissible under both state and federal law, and would help ensure that business owners within the City of Springfield are meeting all legal obligations.

It is thereby proposed that Chapter 70 of the Springfield City Code, 'Licenses, Permits and Miscellaneous Business Regulations,' Article II, "Business and Occupational Licenses in General,' Division 1, 'Generally,' Sections 70-36, 'Application for license,' and 70-44, 'Payment of other taxes and special charges prerequisite to issuance of license,' be amended as follows:

(Note: Language to be added is **bolded and underlined**, and language being removed is ~~stricken~~.)

Section 70-36. Application for license.

(a) *Generally.* All applications for occupational licenses shall be made to the director of finance on forms to be provided by him, or upon reasonable facsimiles thereof.

(b) *Sworn statement regarding amount of gross receipts of sales; confidentiality of information.* An application for an occupational license, the fee for which is computed on gross sales or annual gross receipts, shall include a sworn statement therein of the true amount of such gross receipts or sales. Statements made in an application

concerning gross receipts or sales, or estimating gross receipts or sales, shall be confidential and shall not be made public or used by the city, except for the purpose of establishing a correct basis for fixing and collecting the license fee provided for by this article, or for prosecution or determination of civil tax liability for violations of this article or other city ordinances or state or federal law. Any city officer or employee disclosing or using such confidential information, except as provided in this section, shall be subject to dismissal from city service.

(c) *Paid receipt or statement of non-assessment of personal property tax. An application for an occupational license shall include a receipt showing payment of all personal property taxes due Greene County for property held in the name of the applicant for the previous calendar year. In the event no such taxes were due Greene County for the previous calendar year, a statement of non-assessment shall be submitted in lieu thereof.*

(d) *Fraudulent statements; compliance with article.* No person shall knowingly make any false statement in applying for a license, or fail to comply with any provision of this article.

Section 70-44. Payment of other taxes and special charges prerequisite to issuance of license.

No occupational license shall be issued until all personal **property** taxes, license taxes and other special charges, such as the sewer service charge, shall have been paid.

Submitted By: Laura Vales, Assistant City Attorney

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments: 1. Licensing Text Amendment 70-36 and 70-44 JLP

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 03-18-25

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-068

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Chapter 70 of the Springfield City Code, 'Licenses, Permits and
2 Miscellaneous Business Regulations,' Article II, "Business and
3 Occupational Licenses in General,' Division 1, 'Generally,' Sections
4 70-36, 'Application for license,' and 70-44, 'Payment of other taxes
5 and special charges prerequisite to issuance of license,' for the
6 purpose of requiring proof of payment of all personal property taxes
7 as a prerequisite of obtaining an occupational license.
8 _____
9

10 WHEREAS, the City of Springfield does not currently require applicants for
11 occupational licenses to provide proof of payment of personal property taxes; and
12

13 WHEREAS, City Council desires that such a requirement be a prerequisite of
14 obtaining a license to do business within City limits.
15

16 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
17 SPRINGFIELD, MISSOURI, as follows, that:
18

19 Section 1 – Chapter 70 of the Springfield City Code, 'Licenses, Permits and
20 Miscellaneous Business Regulations,' Article II, "Business and Occupational Licenses in
21 General,' Division 1, 'Generally,' Section 70-36, 'Application for license,' is hereby
22 amended to read as follows:
23

24 (Note: Language to be added is **bolded and underlined**, and language being removed
25 is ~~stricken~~.)
26

27 **Section 70-36. Application for license.**
28

- 29 (a) *Generally*. All applications for occupational licenses shall be made to the
30 director of finance on forms to be provided by him, or upon reasonable
31 facsimiles thereof.
32

(b) *Sworn statement regarding amount of gross receipts of sales; confidentiality of information.* An application for an occupational license, the fee for which is computed on gross sales or annual gross receipts, shall include a sworn statement therein of the true amount of such gross receipts or sales. Statements made in an application concerning gross receipts or sales, or estimating gross receipts or sales, shall be confidential and shall not be made public or used by the city, except for the purpose of establishing a correct basis for fixing and collecting the license fee provided for by this article, or for prosecution or determination of civil tax liability for violations of this article or other city ordinances or state or federal law. Any city officer or employee disclosing or using such confidential information, except as provided in this section, shall be subject to dismissal from city service.

(c) **Paid receipt or statement of non-assessment of personal property tax.** **An application for an occupational license shall include a receipt showing payment of all personal property taxes for property held in the name of the applicant for the previous calendar year. In the event no such taxes were due for the previous calendar year, a statement of non-assessment shall be submitted in lieu thereof.**

(d) *Fraudulent statements; compliance with article.* No person shall knowingly make any false statement in applying for a license, or fail to comply with any provision of this article.

Section 2 – Chapter 70 of the Springfield City Code, ‘Licenses, Permits and Miscellaneous Business Regulations,’ Article II, “Business and Occupational Licenses in General,’ Division 1, ‘Generally,’ Section 70-44, ‘Payment of other taxes and special charges prerequisite to issuance of license,’ is hereby amended to read as follows:

(Note: Language to be added is **bolded and underlined**, and language being removed is ~~stricken~~.)

Section 70-44. Payment of other taxes and special charges prerequisite to issuance of license.

No occupational license shall be issued until all personal **property** taxes, license taxes and other special charges, such as the sewer service charge, shall have been paid.

Section 3 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby, nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4 – Severability Clause. If any section, subsection, sentence, clause, or

phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Colin Sykes, Interim City Manager



EXPLANATION TO COUNCIL BILL 2025-136 (ADIB-YAZDI)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hidden Gem Estates, generally located at 6116 South Farm Road 175, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance; and authorizing gates across private streets.

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements with gates to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hidden Gem Estates, generally located at 6116 South Farm Road 175 Street upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of Hidden Gem Estates dated March 4th, 2025, is on file in the Department of Planning and Development, a reduced version of which is included for general reference in Exhibit B, Attachment 3.
- B. The Planning and Zoning Commission held a public hearing on March 13th, 2025, and approved the Preliminary Plat by a vote of 8 to 0, subject to the following conditions:
 - 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.

C. At the 1st City Council reading on April 7th, 2025, relatives of those buried in the cemetery spoke before Council and expressed concerns that they would not have access to the cemetery if Ruby Court were to be gated. City Council asked that an agreement be reached between the property owner and cemetery visitors before the next City Council meeting.

D. At the 2nd City Council reading on April 21st, 2025, in response to questions asked by Council, the relatives informed City Council their concerns have not been addressed. City Council proceeded to remand this case back to the Planning and Zoning Commission as new information had been introduced since the original approval of the Preliminary Plat.

E. The Planning and Zoning Commission held a public hearing on May 8th, 2025, in order to provide a recommendation to City Council on the approval of the gate on Ruby Court. Both parties were present and informed Commission they had not reached a resolution. This agenda item was postponed to the end of the meeting and an agreement was reached by the time Commission returned to the item. Both parties agreed to the following:

1. Access on Ruby Court shall be available on the 12 major holidays.
2. Access from Southwood on the eastside shall be year-round.
3. There shall be a fenced pathway to the cemetery from Southwood access.

4. There shall be a fence surrounding the cemetery and a sign replacing the old one (the black chain link fence has been ordered, and the sign has been delivered).
5. The contractor for the developer shall use its best efforts to minimize the slope of the terrain for the path on the eastside of the cemetery for access from Southwood.
6. Copies of cemetery records shall be sent to Ms. Herman.
7. During construction the path from the east shall remain open and the street access (Ruby Court) will not be open.

By a vote of 8 to 0, the Planning and Zoning Commission recommended acceptance of the right of way and easements with the gates, with the condition that the agreement decided by both parties is followed.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Section 36-243(21) of the Subdivision Regulations permits private streets if City Council finds that such streets meet certain criteria.

Section 36-468(3) of the Zoning Ordinance gives City Council the sole discretion to determine when a gate may be permitted across any private street.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

REMARKS: Staff recommends approval.

Submitted By: Andrew Menke, Senior Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Preliminary Plat of Hidden Gem Estates Second - 6116 South Farm Road 175
2. PPlat Hidden Gem Estates_exhA
3. PPlat Hidden Gem Estates_exhB

One-rdg. _____
P. Hrngs. _____
Pgs. 41
Filed: 06-03-25

Sponsored by: Adib-Yazdi

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-136

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 public streets and easements to the City of Springfield, Missouri, as
3 shown on the Preliminary Plat of Hidden Gem Estates, generally
4 located at 6116 South Farm Road 175, upon the applicant filing and
5 recording a final plat that substantially conforms to the preliminary
6 plat; authorizing the City Clerk to sign the final plat upon compliance
7 with all the terms of this Ordinance; and authorizing gates across
8 private streets.
9 _____

10
11 WHEREAS, an original Preliminary Plat of Hidden Gem Estates, dated March 4,
12 2025, is on file with the City's Department of Planning and Development; and
13

14 WHEREAS, the Planning and Zoning Commission of the City of Springfield,
15 Missouri, held a public hearing and conditionally approved the Preliminary Plat of
16 Hidden Gem Estates on March 13, 2025, by a vote of 8-0, a copy of the Record of
17 Proceedings from said public hearing being attached hereto and incorporated herein by
18 this reference as "Exhibit A"; and
19

20 WHEREAS, the Preliminary Plat of Hidden Gem Estates shows a gated
21 subdivision with private streets, specifically a gate across a private street named Ruby
22 Court, adjacent to East Evans Road, and two gates across a private street that is not
23 named, adjacent to South Farm Road 175; and
24

25 WHEREAS, Section 36-468 of the Springfield City Code gives City Council the
26 sole discretion to authorize a gate across a private street; and
27

28 WHEREAS, the land contained within the Preliminary Plat of Hidden Gem
29 Estates contains a private cemetery; and
30

31
32 WHEREAS, Section 214.132 of the Revised Statutes of Missouri provides for
33 "reasonable ingress or egress for the purpose of visiting such cemetery . . . during

34 reasonable hours and only for purposes usually associated with cemetery visits”; and

35
36 WHEREAS, City Council held a public hearing on this Council Bill on April 7,
37 2025 and remanded this matter to the Planning and Zoning Commission on April 21,
38 2025 for the purpose of providing a recommendation on the authorization of a gate
39 across Ruby Court; and

40
41 WHEREAS, the Planning and Zoning Commission held a second public hearing
42 on May 8, 2025, for such purpose, and following said hearing recommended the
43 authorization of a gate across Ruby Court, subject to the conditions contained in
44 Section 5 herein by a vote of 8-0.

45
46
47 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY
48 OF SPRINGFIELD, MISSOURI, as follows, that:

49
50 Section 1 – City Council hereby authorizes the Director of Planning and
51 Development, on behalf of the City of Springfield, to accept the land, easements, and
52 improvements dedicated to the City, as shown on the Preliminary Plat of Hidden Gem
53 Estates, which is generally located at 6116 South Farm Road 175, as approved and
54 recommended by the Planning and Zoning Commission. The original Preliminary Plat of
55 Hidden Gem Estates is on file in the Department of Planning and Development
56 (“Approved Preliminary Plat”), a reduced version of which is attached hereto for general
57 reference as “Exhibit B – Attachment 3.” All of “Exhibit B,” including attachments, is
58 incorporated herein by this reference.

59
60 Section 2 – The Director of Planning and Development shall be authorized to
61 accept the land, easements, and improvements dedicated to the City, as shown on said
62 plat, upon the applicant filing and recording a final plat in accordance with this
63 Ordinance and the Subdivision Regulations of the City, including Sec. 36-468(6), which
64 final plat shall substantially conform to the Approved Preliminary Plat, including those
65 conditions described in “Exhibit B – Attachment 2,” and upon the Director of Public
66 Works certifying to the Director of Planning and Development and the City Clerk that the
67 public improvements have been made in accordance with City standards and
68 specifications. Said public improvements shall not be accepted until the occurrence of
69 all conditions referenced herein and in “Exhibit B – Attachment 2.”

70
71 Section 3 – The final plat shall not be recorded until: (1) the public improvements
72 relating to the Approved Preliminary Plat have been constructed according to the
73 specifications of the City of Springfield, Missouri, and are approved by the Director of
74 Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned
75 by or in connection with the construction of said improvements have been paid to the
76 City; or (2) in lieu of the construction of the improvements, that the Applicant has filed
77 with the City Manager, according to the terms of the Subdivision Regulations of the City,
78 the prescribed financial assurances in a form acceptable to the City to ensure the
79 construction of the improvements and the payment to the City of all engineering fees,

80 permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the
81 construction of the improvements.

82
83 Section 4 – Upon compliance with all the requirements of this Ordinance,
84 including the conditions described in “Exhibit B – Attachment 2,” the City Clerk is hereby
85 authorized to endorse City Council’s approval upon the final plat pursuant to Section
86 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public
87 Improvements contained therein.

88
89 Section 5 – City Council hereby authorizes two gates across a private street that
90 is not named, adjacent to South Farm Road 175, as depicted on Exhibit B – Attachment
91 3. City Council hereby further authorizes a gate across a private street named Ruby
92 Court, adjacent to East Evans Road, as depicted on Exhibit B – Attachment 3, subject
93 to the following conditions:

- 94
95 1. The access from Ruby Court to the private cemetery shall be open on the 11
96 major holidays, specifically New Year’s Day, Martin Luther King, Jr.’s
97 Birthday, Washington’s Birthday, Memorial Day, Juneteenth, Independence
98 Day, Labor Day, Columbus Day, Veterans’ Day, Thanksgiving Day, and
99 Christmas Day.
100 2. The access from South Southwood Avenue to the private cemetery shall be
101 open at all times.
102 3. The access from South Southwood Avenue to the private cemetery shall be a
103 fenced pedestrian pathway provided by TAG Property Development, LLC, or
104 its designee (“the developer”).
105 4. The private cemetery shall be enclosed by a fence and provided with a new
106 sign, both to be provided by the developer.
107 5. The developer shall use its best efforts to minimize the slope of the terrain for
108 the pathway described in condition 3.
109 6. The relatives of those buried in the private cemetery shall use their best
110 efforts to provide the developer with copies of the private cemetery’s records.
111 7. During construction, the Ruby Court access shall not be open, and the South
112 Southwood Avenue access shall be open.

113
114 Section 6 – This Ordinance shall be in full force and effect from and after its
115 passage.

116
117 Passed at meeting: _____

118
119 _____
120 Mayor

121
122 Attest: _____, City Clerk

123
124 Filed as Ordinance: _____
125

126 Approved as to form: Laura Vales, Assistant City Attorney

127

128

129 Approved for Council action: Colin Sykes, Interim City Manager

EXHIBIT A
RECORD OF PROCEEDINGS
Planning and Zoning Commission – May 8, 2025

Preliminary Plat of Hidden Gem Estates
6116 South Farm Road 175

Applicant: TAG Property Development, LLC

Mr. Chris Hoeman, Assistant City Attorney noted that under City Code Section 36-468, City Council has authority to approve any gates over private roads in addition to the normal dedication of streets and rights-of-way and that the council will consider following the approval of the Preliminary Plat. He also noted the 3 gates that would need specific recommendations for clarity.

Mr. Menke stated that this is a request to provide a recommendation on the acceptance of the right of way, easements, and gate for a preliminary plat. Planning & Zoning Commission approved the Preliminary Plat on March 13, 2025, City Council reviewed for the acceptance of streets, easements, and gates on April 7 & 21, 2025 and then City Council remanded recommendation of acceptance back to Planning & Zoning Commission since new information was introduced. City Council asked the applicant to discuss with the relevant party their concerns and find a solution.

Mr. Doennig opened the public hearing.

Mr. Lyndel Link, 1391 S. Shirley, representing the developer and here to answer any questions.

Mr. Knuckles noted that the staff report seemed confusing, and Mr. Link noted that the attorney for the applicant is here and able to answer any questions.

Mr. Scott asked about the programming of the entry control and asked what will be used for the gates and Mr. Link noted that he has nothing to do with programming the entry.

Mr. Hunton asked about the old entry from the east and was told that it was steep and not a road.

Mr. Patrick Platter, 2144 E. Republic Road, represents the property owners and went over what they are proposing, the gate on Ruby Court would be open 12 major holidays throughout the year and the gates would be programmed to automatically open and close. He noted that the family has not been able to come to an agreement and has had difficulty getting in touch with them.

Mr. Scott noted that he does not believe the 12 major holidays qualifies as reasonable access and Mr. Platter noted that he has not had the opportunity to speak with the family about his proposal.

Mr. Lebeck asked the city attorney about what is considered reasonable access, Mr. Hoeman noted that there is no definition in statute or in case law.

Mr. Dwayne Doran, 5147 W. Skyler Drive, noted that they have had problems with vandalism and have tried to communicate with the developer/attorney, but have not been successful.

Mr. Lee Doran, 872 E. Stonecrest, stated that he goes to the family cemetery monthly and that his family maintains it and it is not abandoned, giving examples of past experiences.

Commission members had general discussion about the vandalism, ingress/egress, maintenance, fencing, lot size, etc., and that the Department of Natural Resources has been contacted.

Commission members also asked the developer and the family if they can meet and negotiate this evening to get to a settlement.

Mr. Doennig closed the public hearing.

COMMISSION ACTION: #1

Planning and Zoning Commissioner Lebeck moved to postpone/move to 7.3 on the agenda Preliminary Plat of Hidden Gem Estates; Commissioner Knuckles seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: None. Absent: Commissioner Colony. Abstain: None.

Mr. Patrick Platter and Mr. Dwayne Doran came back to the podium as they noted that they had reached an agreement regarding the cemetery:

1. Access on Ruby Court shall be available on the 12 major holidays.
2. Access from Southwood on the eastside shall be year-round.
3. There shall be a fenced pathway to the cemetery from Southwood access.
4. There shall be a fence surrounding the cemetery and a sign replacing the old one (the black chain link fence has been ordered, and the sign has been delivered).
5. The contractor for the developer shall use its best efforts to minimize the slope of the terrain for the path on the eastside of the cemetery for access from Southwood.
6. Copies of cemetery records shall be sent to Ms. Herman.
7. During construction the path from the east shall remain open and the street access (Ruby Court) will not be open.

COMMISSION ACTION: #2

Planning and Zoning Commissioner Scott moved to approve with conditions (see above) Preliminary Plat of Hidden Gem Estates; Commissioner Lebeck seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Ridge, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: None. Absent: Commissioner Colony. Abstain: None.

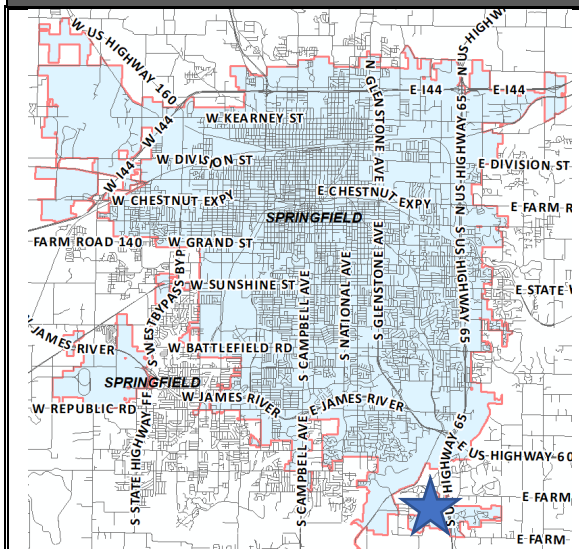


Bob Hosmer, AICP
Planning Manager

PROJECT INFORMATION

PROJECT SUMMARY:

LOCATION MAP



ZONING MAP



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



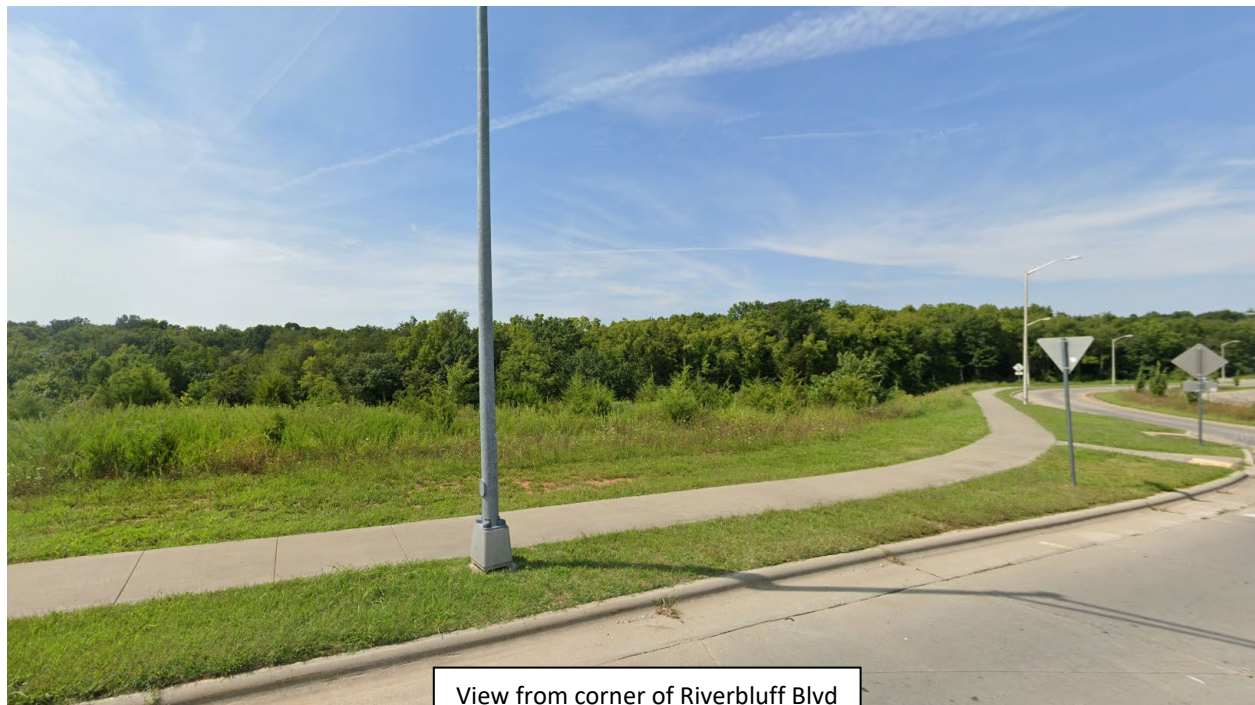
GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



View from corner of Evans Rd &
Farm Road 175



View from corner of Riverbluff Blvd
& Southwood Ave

DEVELOPMENT REVIEW STAFF REPORT

PROPERTY HISTORY:

The subject property was annexed into the city on January 13, 2025.

PLANNING AND ZONING COMMISSION AUTHORITY:

Action Type: Administrative.

A subdivision is the legal process to divide a surveyed tract of land into lots for the purposes of sale of the property. Platting is the process of mapping those lots and is considered part of the subdivision process. Subdivision is an administrative action. An administrative action is ministerial and non-discretionary. In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the minimum requirements set forth in the subdivision statutes and the subdivision regulations in the Land Development Code. If the plat meets these standards, approval is required.

Relevant Authority

Revised Statutes of Missouri: Sections 89.400 through 89.470

City Charter: Sec. 11.7. – Legal status of master plan.

- (1) *Master plan to provide general guidelines.* The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) *Regulations to generally conform to master plan.* All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) *Master plan to guide public improvements.* The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:
 - (a) All proposals to construct or extend public streets.
 - (b) All proposals to improve land as a park.
 - (c) All proposals to lay out or improve other public ways, grounds or spaces.
 - (d) All proposals to construct public buildings and structures.
 - (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.
 - (f) All proposals to acquire real property for public purposes.

DEVELOPMENT REVIEW STAFF REPORT

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

City of Springfield Land Development Code

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.
- (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.

DEVELOPMENT REVIEW STAFF REPORT

- (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.

Sec. 36-243. - Streets.

- (21) *Private streets.* Private streets are discouraged and may be permitted only where the council finds:
 - (a) That private ownership, control and maintenance of street right-of-way is integral to the design and function of the subdivision;
 - (b) Provision has been made for the continuing and adequate maintenance of such streets;
 - (c) There is evidence that the property rights, including rights of access of persons purchasing land within and adjacent to the subdivision, are safeguarded to the degree they would be protected if the streets were dedicated to the public;
 - (d) The public interest and welfare is not jeopardized.

DEVELOPMENT REVIEW STAFF REPORT

Private streets shall be improved in accordance with city standards and specifications.

Sec. 36-468. – Gates across private streets.

- (3) *Gates across private streets permitted when.* No gate may be permitted across any private street serving more than one residential dwelling unit without the consent of the city council. City council shall have sole discretion to determine when a gate may be permitted across any private street and exclusive jurisdiction to grant any variance from the conditions of this article. Such consent or variance shall only be granted by approval of a preliminary plat for a new development showing the gate's placement, or the passage of a resolution when the development or subdivision pre-exists the request for a gate or gates. Council may review a request for a variance in accordance with the procedures and standards set forth in section 36-365, variances, but shall not be bound by the provisions of said section in its determination or exercise of its discretion.

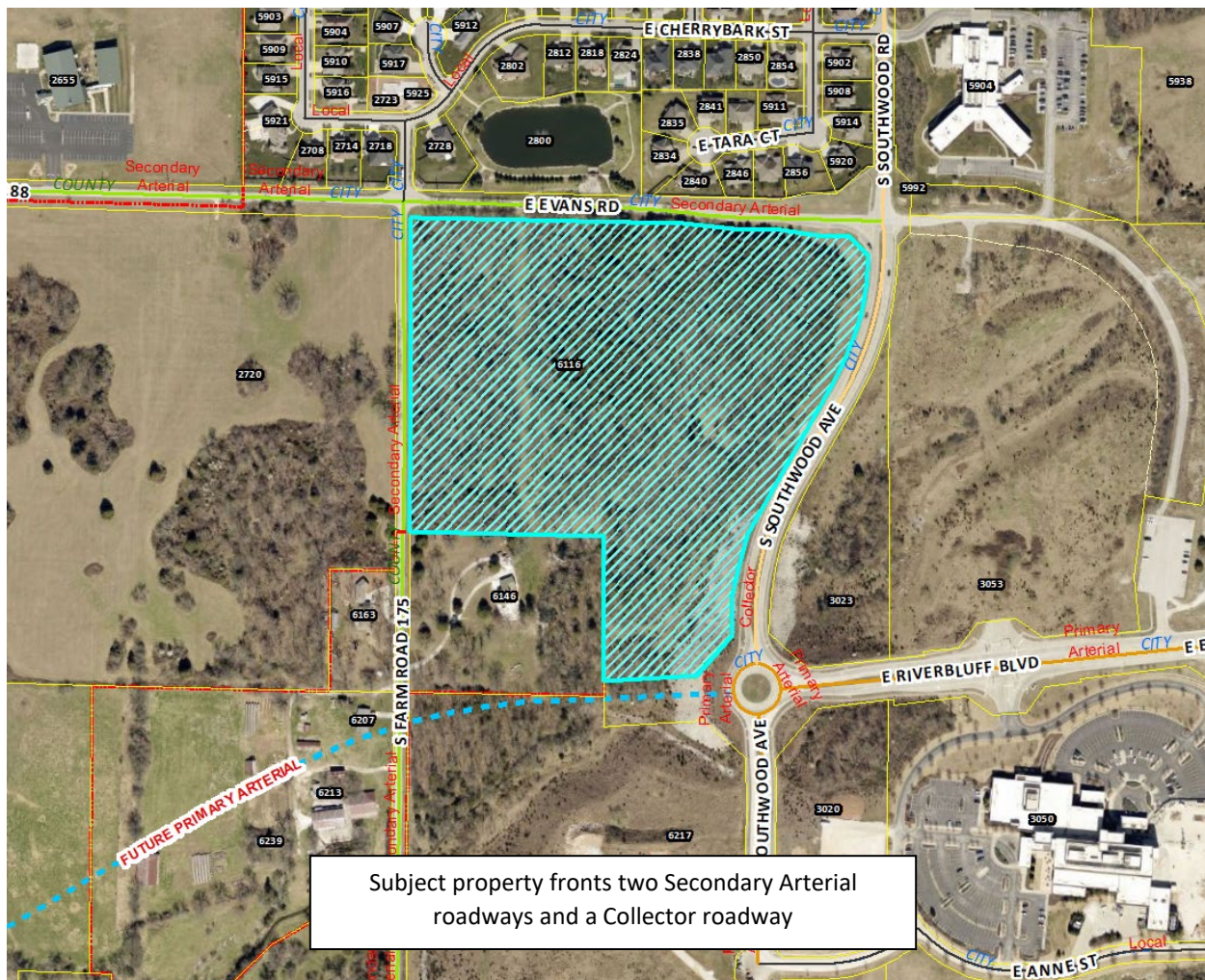
DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL
Minimum lot dimension requirements	Lot Area: 6,000 square feet Lot Width: 50 feet Lot Depth: 80 feet
Maximum structure height	- When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. - When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Front yard setback	15 feet along local streets 25 feet along Collector streets or higher
Side yard setback	Five feet or as required by section 36-453, supplemental open space and yard regulations.
Rear yard setback	Ten percent of the lot depth but may not be less than ten feet nor shall more than 20 feet be required.
Street Classification	E Riverbluff Boulevard – Primary Arterial E Evans Road (Farm Road 188) – Secondary Arterial S Hartley Avenue (Farm Road 175) – Secondary Arterial S Southwood Avenue – Collector S Ruby Court – Private Local
Sidewalks	Sidewalk is required along the frontage of all adjacent streets. Sidewalk currently exists along Southwood Avenue.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 30 percent.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 25.76 acres into an eighteen (18) lot subdivision named “Hidden Gem Estates”.
2. The portion of South Farm Road 175 that is located within this plat will be renamed South Hartley Avenue as a part of the Major Subdivision process.
3. Lots 1-6 have frontage on Hartley Avenue, but will take access via a gated, one-way private drive that runs across the west side of the lots. The private drive is located within an access easement.
4. Ruby Court is a gated, private street that provides access to Lots 7-18 and the existing cemetery. This private street is in public right-of-way.
5. State law requires “reasonable ingress and egress” for any person wishing to visit an abandoned family cemetery on private property. Prior to the Planning & Zoning Commission hearing on March 13, 2025, the applicant agreed to place a note on the Final Plat that states, “Public access to the cemetery shall be granted for visitation purposes only.”
6. After the 1st City Council reading, the Law Department determined that the City’s gate ordinance does not require the type of gate planned for Ruby Court to be open from 7:00 a.m. to 6:00 p.m. This was not in the original staff report, but was presented to Commission. There is no ordinance that requires the gates to be open at a particular time.
7. At the Planning & Zoning Commission hearing on March 13, 2025, the applicant spoke in favor of the Preliminary Plat and no attendees spoke in opposition of the application.
8. At the 1st City Council reading on April 7, 2025, relatives of those buried in the cemetery on the subject property spoke before City Council and expressed concerns that they would not have access to the cemetery if the subdivision were to be gated. The relatives also stated a chain link fence that had encompassed the cemetery was removed by the property owner and they wanted to know if it would be replaced. They did not become aware of the subdivision proposal until after the Planning & Zoning Commission hearing, when they saw the signs posted on the property. City Council asked the applicant to discuss with the relatives their concerns and find a solution. Some City Councilmembers suggested adding notes to the Preliminary Plat or modifying the drawing.
9. The Law Department determined any notes added to the Preliminary Plat would require an additional 1st reading at City Council. The property owner declined to add notes to the Preliminary Plat because it would add two weeks to the processing time of the application.
10. On April 9, 2025, the applicant’s representative provided written confirmation to City staff that the missing cemetery fence will be replaced with a 4-foot chain link fence.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION CONTINUED:

11. At the 2nd City Council reading on April 21, 2025, Lee Doran, one of the cemetery relatives, relayed that they have had no communication with the applicant or their representative since the last meeting, except for a discussion in the hallway with the applicant's representative and a city staff member after that meeting. Mr. Doran relayed that the applicant's representative informed them he would follow up with them, but they were not contacted. In responding to Council's questions, Mr. Doran stated their concerns have not been addressed. Since new information was presented to City Council after the application went before Planning & Zoning Commission, City Council remanded this case back to Commission.
12. On April 29, 2025, Dwayne Doran submitted requested language for the Preliminary Plat to the City, on behalf of the Doran family. Subsequent communication has been received from the attorney of the property owner. These comments are included in **Attachment 4** of this staff report.
13. Section 36-243 of the Zoning Ordinance discourages private streets and only permits them if City Council finds that such streets meet certain criteria.
14. Per Section 36-468(3) of the Zoning Ordinance, "City Council shall have sole discretion to determine when a gate may be permitted across any private street." The Planning & Zoning Commission may provide a recommendation to City Council on what action to take.
15. The Planning and Zoning Commission may 1) recommend acceptance of the right of way and easements with the gate, or 2) recommend the acceptance of the right of way and easements subject to the condition that the proposed gate is not allowed to block the right of way and is not approved as part of the Preliminary Plat, or 3) recommend acceptance of the right of way and easements with the gate along with another requirement, such as adding a note to the Preliminary Plat regarding when the gate shall be open.
16. A single, year-round spring is located on Lot 12. The spring requires a 100-foot diameter Karst/Spring Buffer, in which no development is allowed. The purpose of the buffer area is to prevent soil destabilization, flooding hazards, and groundwater contamination.
17. The property is currently zoned R-SF, Single-Family Residential District and all lots meet the minimum requirements of the City's subdivision regulations and the R-SF, Single-Family Residential District.
18. 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.
19. The Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.

DEVELOPMENT REVIEW STAFF REPORT

20. 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**. Comments that have been submitted are provided in **Attachment 4**.

STAFF RECOMMENDATION:

1. The proposed subdivision meets all applicable requirements of the City of Springfield's *Land Development Code* for subdivisions and is compatible with the zoning requirements of the R-SF Single-Family Residential District. This plat was approved by the commission at their regular March meeting.
2. Staff supports the Commission recommending acceptance of the right of way on the condition that the gate depicted on the preliminary plat is not approved and will not be installed.

PLANNING AND ZONING COMMISSION OPTIONS:

In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the requirements set forth in the subdivision statutes and the Land Development Code. If the plat meets these minimum standards, approval is required.

In this case the approved preliminary plat has been remanded to P&Z for a recommendation regarding whether the proposed gate should remain or be removed based on new information presented at the City Council public hearing on April 7, 2025. Since P&Z has already approved the preliminary plat the scope of their review is limited to one of the following options:

1. The commission may recommend acceptance of the right of way and easements with the gate, as depicted across the proposed private street identified as Ruby Court.
2. The commission may recommend acceptance of the rights of way and easements subject to the condition that the proposed gate is not allowed to block the right of way containing the private street identified as Ruby Court and is not approved as part of the preliminary plat.

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. Comments that have been submitted are provided in **Attachment 4**.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

Approved.

2. CITY UTILITIES:

CU can provide Electric/Gas/Water to the development from FR 188. Utilities will need to be extended to serve all lots per CU's extension policy.

If the streets will be private, the entire private ROW area will need to be dedicated as a utility easement in addition to 10' utility easements along the perimeter of the private streets. Sapphire Ln will only need the additional 10' where the ROW area isn't adjacent to FR 175 ROW. These easements will need to be indicated in the plan view. This can be done on the final plat.

3. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Critical issues:

1. Public sewer needs to be extended to be available to each lot. Public improvement plans will need to be designed, submitted and constructed to city standards. The public improvements must be approved, filed and constructed or escrowed before any building permits or plats can be issued according to city code section 98-12(b)(c) Private Construction of Public Improvements and section 98-14. - Assurance for completion of Public Improvements.

2. There is a trunkline connection fee for Farmer/Hunt Branch of \$0.0075 per square foot. According to the sketch plat, the area of the subdivision is 1122159 square feet so the trunkline connection fee would be \$8,416.19

3. This fee will be added to the engineering and inspection fees which are 5.34% of the approved construction estimate for all required public improvements.

5. FIRE DEPARTMENT:

Fire hydrant placement shall comply with 2018 IFC.

6. PARKS & GREENWAYS:

Approved.

DEVELOPMENT REVIEW STAFF REPORT

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 **Farmer Branch** 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** aware of a sinkhole or other Karst feature at this location. The property **does have a stream buffer on site**.

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

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. Flood Control is required for the proposed development. The new subdivision drains directly to the Greene County boundary and downstream properties adjacent or crossed by the Farmer's Branch tributary are affected by the tributary flooding elevations.

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.

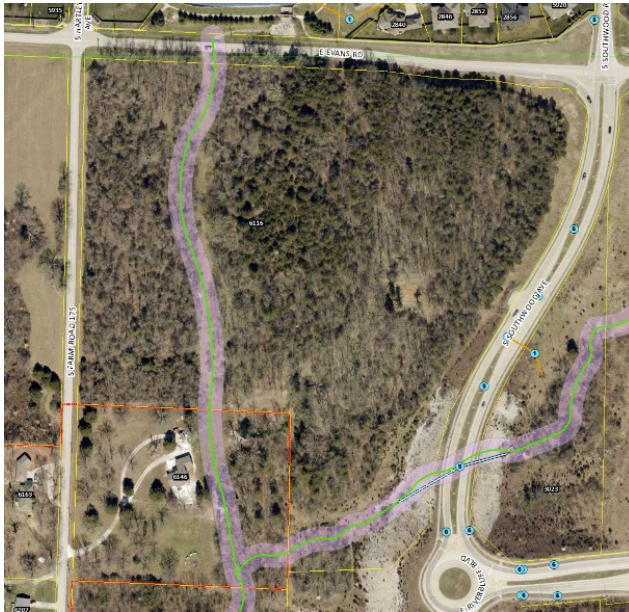
Floodplain

N/A

DEVELOPMENT REVIEW STAFF REPORT

Natural Channels and Stream Buffers

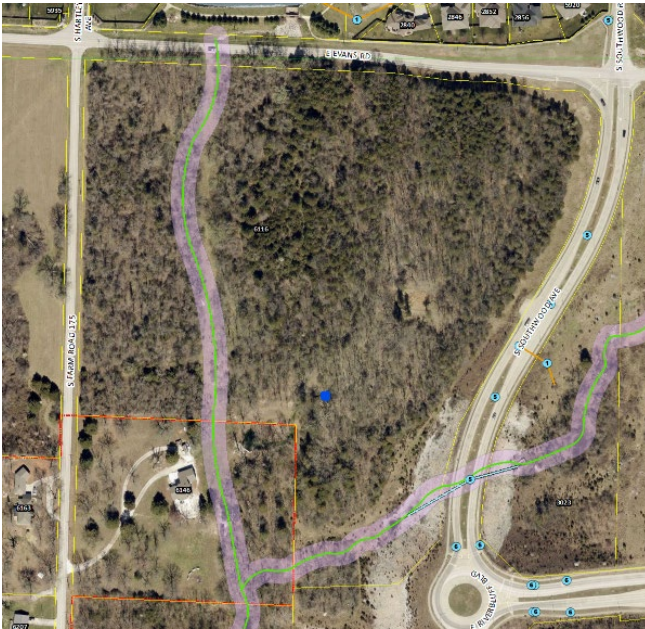
Two tributaries of the Farmers Branch stream cross the new subdivision. Both Tributaries are Category D Small Tributaries and require a 60 feet wide stream buffer easement (30 feet from top of bank both sides).



Sinkholes and Karst Features

A single year-round spring is in the southside of the subdivision on the proposed Lot 12. The spring requires a 100 feet diameter Karst/Spring Buffer. No development is allowed in the 100 feet buffer to prevent soil destabilization, flooding hazards, and groundwater contamination.

DEVELOPMENT REVIEW STAFF REPORT



9. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Access

All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification. All gated access shall comply with current City of Springfield codes and standards.

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 preliminary plat. A traffic study is not required for this property.

DEVELOPMENT REVIEW STAFF 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	E. Riverbluff Boulevard	Primary Arterial	City	50	50	NA	No	Yes	No
Street 2	E. Farm Road 188 (Evans)	Secondary Arterial	City	35	35	NA	No	Yes	No
Street 3	S. Farm Road 175 (Hartley)	Secondary Arterial	City	35	20	NA	No	Yes	No
Street 4	S. Southwood Avenue	Collector	City	30	30	NA	No	Yes	Yes
Street 5	S. Ruby Court	Local	Private	25	NA	NA	Yes	Yes	No

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

Staff recommended 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.

ATTACHMENT 4

6.2 April 21, 2025 (follow up to April 7, 2025)

Council Bill 2025-078 (Simpson)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hidden Gem Estates, generally located at 6116 South Farm Road 175, 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.

According to City Council record of the issue:

While subdivision plats are typically subject to limited discretion from the City Council — which is considering whether to accept the dedication of streets and easements related to the project — Councilmember Lee said he was told by the city attorney that it was appropriate to send it back to Planning and Zoning because new information was brought before Council.

The City Council was unanimous in its decision.

“It’s developers like this that garner ill will between residents and the developers that do a lot of good work in our city, and I would strongly recommend that when this comes before us again, that the representative, or the owner rather, is actually here to help answer questions and work through these issues,” Zone 3 Councilmember Brandon Jenson said.

- A. Owners of private property and development as described above on which a cemetery or graves are located shall have a duty to allow ingress and egress to the cemetery or graves by (i) family members and descendants of deceased persons buried there; (ii) any cemetery plot owner; (iii) any person engaging in genealogy

research, who has given reasonable notice to the owner of record or to the occupant of the property or both.

- B. The access discussions and drawings at the (council meetings) were of a North side property entry. Doran family brought up the East side egress that was placed there under Dr. Myers ownership. However, the North side access will be more feasible for both parties involved. Dr. Myers owned that entire access and the 25 acres of development land prior to the current developer. Dr. Myers worked with the Doran family and the appropriate access to the Doran family cemetery previously.
- C. The landowner, developer, and future Home Owners Association as discussed in both City Council meetings (referred to now as HOA) will provide the following restitution as they admitted to taking it all down during the council meeting:
 - a. A replacement fence to be a six-foot rod iron fence. The fence will be surrounding the graveyard area.
 - i. Property to include all grave sights and cemetery area to include keeping the original homestead remains as described existing since the 1820's.
 - b. A replacement sign with contact information similar as to that taken down.
 - c. Designate the frequency of access to be 6am to 7pm every day.
 - i. A coded entry way with separate codes being one per HOA and one per Doran family would be ideal for all parties involved. This could be as simple as two coded padlocks interlocked.
 - 1. A code access review for the HOA access person with a Doran access person contact. At least a minimum of one annual meeting between HOA lead or leaders and Doran family leader or

leaders. This can be at one of the HOA regular meetings.

2. Hours and duration of the access 6am to 7pm and the access route as discussed to be put on record with the Plat. The traditional access route to be made obviously visible by view of the property.

d. The landowner, in the absence of any further gross negligence or willful misconduct, shall be immune from liability in any civil suit, claim, action, or cause of action arising out of the access granted pursuant to this section.

D. The right of ingress and egress granted to the people specified above shall be reasonable and limited to the purpose of visiting graves, maintaining the gravesite or cemetery, or conducting genealogy research.

E. The original remains of the homestead shall be moved by the Doran family to within the cemetery grounds. Then it can remain with the Doran family, who will be granted rights to its care and preservation for Doran family.

From: [Hosmer, Bob](#)
To: [Childers, Steve](#); [Crighton, Justin](#); [Vales, Laura](#); [Hoeman, Chris](#); [Menke, Andrew](#)
Subject: Fw: Council Bill 2025-078 Preliminary Plat 6116 South Farm Road 175 (Hartley)
Date: Thursday, May 1, 2025 3:17:27 PM

FYI

Get [Outlook for iOS](#)

From: Deanna S. Ward <dward@nnlaw.com>
Sent: Thursday, May 1, 2025 2:38:18 PM
To: Hosmer, Bob <bhosmer@springfieldmo.gov>
Subject: FW: Council Bill 2025-078 Preliminary Plat 6116 South Farm Road 175 (Hartley)

Dear Mr. Hosmer,

Mr. Platter is having difficulty getting an email to you. I found this email on the City's website and thought I would try it. See below for Mr. Platter's message.

Sincerely,



Deanna Ward
Legal Assistant
2144 E. Republic Road F-402
Springfield, MO 65804
Telephone: 417-882-9090
Fax: 417-882-2529

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To ensure compliance with the requirements imposed by the Treasury Department, we inform you that any U. S. Federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

From: P Platter <PPlatter@nnlaw.com>
Sent: Thursday, May 1, 2025 2:29 PM
To: Hosmer, Bob <Bob_Hosmer@ci.springfield.mo.us>
Cc: hermancustomhomes@gmail.com; doranl22@yahoo.com; Deanna S. Ward <dward@nnlaw.com>

Subject: Council Bill 2025-078 Preliminary Plat 6116 South Farm Road 175 (Hartley)

Dear Mr. Hosmer:

This email follows our telephone call this morning. Thank you for speaking with me and for sending Mr. Doran's letter to Ms. Herman. I introduce myself to Mr. Doran to say that Ms. Herman of the developer has contact me and my firm to assist her to find a workable solution. I mentioned to you, and now to Mr. Doran also, that I will send a letter to you so it can be included in the packet to be sent to P&Z Board members. May I say I believe we can settle, if we proceed correctly.

1. **Conference to discuss terms.** I regret that Ms. Herman did not first receive the email letter from Mr. Doran. We have read it and are reviewing it. In recognition of the suggestion by Councilman Lee, Ms. Herman and myself are still willing to discuss this matter with the Doran family. It seems as if Mr. Lee Doran is one of those speaking for the family. Perhaps Ms. Herman and I could meet with him about this matter.
2. **Access from Evans Road to the cemetery site.** Let me list some factors that I see being discussed.
 - a. The fence for the burial site will be replaced. The material/type should be discussed.
 - b. The sign will be replaced.
 - c. The City's language to be included on the plat is acceptable. It appears that the City followed the language of the state statute that applies to these situations. May we suggest that the visitation be more clearly defined as burial visitation. That appears to be what the statute intends to protect.
 - d. Before receiving Mr. Doran's letter, we had considered providing access into the subdivision on 12 holidays, averaging about 1 per month, since the Doran family report to Council they visit the site about 1 time per month. We would open the gates on those dates, so access codes are unnecessary.
 - e. Before receiving Mr. Doran's letter, Ms. Herman and I had considered the standard hours of 8 a.m. to 5 p.m. to work, especially since the days would be holidays, but I will discuss this with Ms. Herman.
 - f. We will also consider how visitation, and headstone changing, will work during infrastructure construction.
3. **Access from Southwood road to the cemetery site.** The City did not want this option, perhaps because Southwood is narrow. May I suggest that the City consider this option again. This would permit both the homeowners and the Doran family to protect their

respective privacy. This option would also eliminate the need to consider many factors listed above. Access from Southwood is a cleaner and more direct solution, but that is just me.

4. **City's position.** I hope the City takes no position on the access issue. The developer's plan meets all design criteria for a gate crossing a private road under Section 36-468. The only remaining issue is access, which is a judgment that staff wants to defer anyway to Council. Boards and Council will naturally defer to staff on matters of technical expertise. Access here is not a matter requiring technical expertise, only a decision of what is reasonable, and Council can decide what reasonable is, assuming that it must decide, which a settlement would avoid.

Thank you, Bob for your conscientious work.



Patrick J. Platter

Attorney

2144 E. Republic Road F-402

Springfield, MO 65804

Telephone: 417-882-9090

Fax: 417-882-2529

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From: [Hosmer, Bob](#)
To: [Menke, Andrew](#)
Cc: [Vales, Laura](#); [Crighton, Justin](#); [Childers, Steve](#); [Hoeman, Chris](#)
Subject: FW: To whom this may concern,
Date: Friday, May 2, 2025 11:25:20 AM

This is the email that we will include in our packet for PZ and CC. fyi

Bob Hosmer, AICP Planning Manager
Development Review Office
City of Springfield, Missouri
Department of Planning and Development
417.864.1834 or 417.864.1611
General Information: <http://www.springfieldmo.gov/DevelopmentReview>
Zoning Map: <http://maps.springfieldmo.gov/zoning/>
Zoning Code: <https://library.municode.com/mo/springfield>
eCity: <https://ecity.springfieldmo.gov>

From: P Platter <PPlatter@nnlaw.com>
Sent: Friday, May 2, 2025 10:37 AM
To: Lee Doran <doranl22@yahoo.com>; Hosmer, Bob <bhosmer@springfieldmo.gov>;
hermancustomhomes@gmail.com; Deanna S. Ward <dward@nnlaw.com>
Subject: RE: To whom this may concern,

Dear Mr. Doran:

Bob's phone # is busy, so I will send you both this email. The letter I was going to send to the City today needs to be sent on Monday. I will try to call you this morning.

Very truly yours,



Patrick J. Platter

Attorney

2144 E. Republic Road F-402
Springfield, MO 65804
Telephone: 417-882-9090
Fax: 417-882-2529

From: Lee Doran <doranl22@yahoo.com>
Sent: Friday, May 2, 2025 10:33 AM
To: P Platter <PPlatter@nnlaw.com>; Bob Hosmer <bhosmer@springfieldmo.gov>;
hermancustomhomes@gmail.com; Deanna S. Ward <dward@nnlaw.com>

Subject: Fw: To whom this may concern,

Lee Doran
417-761-9645

----- Forwarded Message -----

From: Lisa Doran <wildernesschurchweddings@hotmail.com>
To: Lee Doran <doranl22@yahoo.com>
Sent: Friday, May 2, 2025 at 06:46:35 AM CDT
Subject: To whom this may concern,

To whom this may concern,
First of all, thank you for reaching out and offering to meet with us, after talking to the family we have decided it probably would be better to have our correspondence in writing from here on out.

I would like to ask you to refer back to the original email of what we find reasonable. What you offered with once a month is not reasonable as far as any of us can see. When once a month was discussed at city Council, they asked me how often "I" visit the cemetery. Please keep in mind there's between 20 to 40 of us who visit the cemetery, Periodically throughout the year. I also will be visiting much more than once a month this time of year as mowing and weed eating becomes more frequent as summer comes on depending on how much rain we get. Once a month would not even be adequate for my 87 year old father much less 89 year-old aunt, which we never know when they might feel like going, but when they do, that's exactly what we do, is go. We also have family who open and close the Missouri veteran Cemetery those visiting hours are from dusk to dawn seven days a week we understand and we accept seven days a week from 8 AM till 6 PM and feel like that is very reasonable.

As for the fence, a chain-link fence is acceptable to us to just replace the one that you've tore down. It's been a chain-link fence since the early 70s and we are good with that. We are also fine with the sign that we already have. It was just made this year. The only reason Rod iron fencing was brought up was because the developer said that's what's going around the outside of the development and we didn't want the cemetery to be an eyesore, but we are perfectly fine with chain-link.

The access to the cemetery was once offered, from your clients to be: from the North entrance, from 7AM-6PM, we all agreed to that, but as you see now why we feel like the correspondence needs to be in writing, is this something you are no longer willing to do?

And just so everyone knows and understands as soon as this land went up for sale, our son contacted the realtor to make sure everyone knew that our family cemetery was in there and that it is something we visit and take care of, It was not an abandoned cemetery.

And finally, as for the verbiage of our visiting, we don't know what you mean by burial visitation, we simply want what Missouri statute says, and have reasonable visitation to the cemetery. There have been many owners of this land throughout the years. We've never had issues with any until now, we have always treated that land with respect and will continue to do so.

Thank you for your time. We will await your response.

Lee Doran

Ps, please note that the cemetery is not being maintained by the developers at this point, the grass had not been mowed, or weed eaten around the headstones, the only thing that has been done by them is our fence ripped out, and numerous trees cut down, as well as a few path made. We will continue to maintain it, until or unless we agree to something different.

Lisa Doran

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Neale & Newman

Established 1903

Patrick J. Platter

Partner

Email: pplatter@nnlaw.com

Main: 417.882.9090

Extension: 162

May 8, 2025

Via Email Only

Mr. Bob Hosmer, AICP
Planning Manager/Development Review Office
Department of Planning and Development
City of Springfield
840 Boonville Ave.
Springfield, Missouri 65802

**In re: Council Bill 25-078
Preliminary Plat 6116 South Hartley Drive (FR 175)**

Dear Mr. Hosmer:

This letter follows the email that I sent last Wednesday about this application for a preliminary plat for a gated community of a residential subdivision. The City Council remanded this Council Bill to the Planning and Zoning Commission to consider reasonable access for the burial sites of the Doran family. The developer has proposed terms for reasonable access. It has offered to meet with the family, which the family has not answered.

The developer submits that it has proposed reasonable terms for access. The family, though with good intentions, does not propose reasonable terms, nor are they always practical. The final terms must balance the interests of the Doran family **and** the homeowners who will live in the subdivision.

The last burial was in 1905.

- 1. Language on the Plat.** The City this week has approved the notes for the preliminary plat. I also understand that the City has concluded that the preliminary plat complies with all applicable Subdivision Regulations.

Visitation days and hours. The family, as we read their proposal, now seek 24/7 access to the site through the subdivision. With all due respect, providing continuous access every day defeats the purpose of gated

NNLaw.com

Physical Address: Farmers Park, Building F, 2144 E. Republic Rd., Suite F-402, Springfield, MO 65804

Mailing Address: P.O. Box 10327, Springfield, MO 65808 • *Fax:* 417.882.2529

Mr. Bob Hosmer
Council Bill 2025-078
May 8, 2025
Page 2

communities. It is difficult to see what development could operate with the terms set forth by the family, whether it be residential or commercial.

We instead rely on the remarks of family members to City Council because they told Council they visit about once per month. We would propose opening the gate for these twelve holidays: New Year's Day, Martin Luther King, Jr. Day, President's Day, Mothers' Day, Memorial Day, Fathers' Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving Day, and Christmas Day. We would open the gates on those dates, so access codes are unnecessary.

2. **Visitation hours.** We propose the gate be open these days from 8 a.m. to 5 p.m. This schedule is consistent. The gates will be programmed for these access times. There should be no misunderstanding for the family or homeowners about the days and times being open.
3. **Fence and sign.** The developer is replacing the fence that was falling down before it was taken down. This previous fence was made of galvanized metal.¹ The new fence will be black and chain link. The sign has been purchased and has been delivered.
4. **Visitation and headstone repair by the family through July 1st.** We believe that the family should complete repairs to the headstones by July 1st. We expect contractors and design professionals to start visiting the site this summer to prepare for the installation of subdivision infrastructure. We also believe it reasonable for the family to provide the developer with 72-hour notice with their request for access. This acreage will be an active construction site by then.
5. **Entrance from east side.** The family has been using access from the east (from Southwood) for some time. If the family continues using this route, they avoid going through the subdivision. This route will be marked with construction fencing and should continue to be used until formal notification from TAG Development LLC that the private drive can be used for the next scheduled holiday visit.

¹ City staff has confirmed this to the developer before.

Mr. Bob Hosmer
Council Bill 2025-078
May 8, 2025
Page 3

Access from the east makes details simpler but the City prefers to eliminate the curb cut on Southwood, where the family has apparently been using for access.²

- 6. Attempts to meet with the family.** Councilman Lee wanted the parties to meet and discuss what terms could be agreed upon. We therefore sent you this letter late to give the family a chance to discuss terms.

The family sent its demands to the City and the family only sent those demands to the developer after it notified the City about its request to meet with the family and the family's failure to respond.

Once received, the developer once again attempted to meet with the family. This time, the developer requested the meeting in writing, as requested by the family, and they have again not responded.

We propose reasonable terms, and will answer questions about them at the Commission hearing scheduled for Thursday, May 8th, at 6:30 p.m.

Very truly yours,



Patrick J. Platter

PJP/dsw
CC: Ms. Terri Herman
Mr. Lee Doran

² The family assumed that there was an access easement for ingress/egress to the burial site. Council established at an April hearing that there is no recorded access easement.



EXPLANATION TO COUNCIL BILL 2025-139 (LEE)

FILED: 06/04/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A general ordinance amending Chapter 36 of the Springfield City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement, and Review,' Section 36-368, 'Publication and posting of notices,' for the purpose of aligning City Code with state publication requirements.

PURPOSE: Amending Chapter 36 of the Springfield, Missouri, City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement, and Review,' Section 36-368, 'Publication and posting of notices,' for the purpose of aligning City Code with state publication requirements.

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT: Publication and posting of notices

The Planning and Zoning Commission initiated this amendment at their meeting on May 8, 2025. This amendment to Section 36-368, 'Publication and posting of notices,' would remove the requirement that legal descriptions be included in any published notice of public hearing for proposed changes in zoning boundaries and conditional use permits.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment would remove the requirement to include a legal, metes and bounds property description in published notices of public hearing for proposed changes in zoning boundaries and conditional use permits. The change is being requested to bring the local requirements into alignment with Missouri state law, as well as to reduce the overall cost of advertising per application. Previously, required public notices were published for a flat fee, however, that publication option is no longer available and the remaining eligible publishers charge by the word or the line of text.
2. Forward SGF supports a Comprehensive City Code Update. This Plan calls for a full update to the City's Land Development Code and Ordinances to align regulations with the recommendations contained in each chapter. The Comprehensive Plan is a policy guide that should inform decision-making for years to come.

3. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.
4. The Growth and Development Advisory Committee (GDAC), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of this amendment and public hearing dates for comment.

REMARKS: The Planning and Zoning Commission held a public hearing on June 12, 2025, and recommended **approval** of the proposed amendment by a vote of 6 to 0.

The Planning and Development staff recommends the text amendment be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION: Staff recommends approval of the text amendment based on its consistency with the *Comprehensive Plan*.

Submitted By: Bob Hosmer, Planning Manager

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 6/18/2025

Attachments:

1. Publication Requirement Text Amendment Section 36-368
2. Publication of Notices Am-exhA
3. Publication of Notices Am_exhB

One-rdg. _____
P. Hrngs. X
Pgs. 13
Filed: 06-17-25

Sponsored by: Lee

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-139

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Chapter 36 of the Springfield City Code, 'Land Development Code,'
2 Article III, 'Zoning Regulations,' Division 3, 'Administration,
3 Enforcement, and Review,' Section 36-368, 'Publication and
4 posting of notices,' for the purpose of aligning City Code with state
5 publication requirements.
6 _____
7

8 WHEREAS, the State of Missouri requires that proposed changes to zoning
9 regulations, restrictions, and boundaries cannot become effective until after a public
10 hearing, notice of which must be published 15 days prior in an official paper or paper of
11 general circulation in a municipality, see RSMo. 89.050; and
12

13 WHEREAS, current City Code contains an additional requirement that legal
14 descriptions be included in any published notice of public hearing on a proposed
15 change in zoning boundary or conditional use permit; and
16

17 WHEREAS, following proper notice, the Planning and Zoning Commission held a
18 public hearing regarding the proposed amendment to Section 36-368 of the Springfield
19 City Code on June 12, 2025, a copy of the Record of Proceedings from said public
20 hearing being attached hereto and incorporated herein by this reference as "Exhibit A,"
21 and recommended approval of the proposed change by a vote of 6 to 0; and
22

23 WHEREAS, proper notice was given of a public hearing before City Council, and
24 said hearing was held in accordance with the law.
25

26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 SPRINGFIELD, MISSOURI, as follows, that:
28

29 Section 1 – Chapter 36 of the Springfield City Code, 'Land Development Code,'
30 Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement, and Review,'
31 Section 36-368, 'Publication and posting of notices,' is hereby amended as follows:
32

33 (Note: Language to be added is **bolded and underlined**, and language being removed
34 is ~~stricken~~.)

Section 36-368. Publication and posting of notices.

(1) *Board of adjustment.* Prior to holding a public hearing on any appeal or application for a variance or a special exception, the board shall cause notice of the hearing by the following means:

(a) Notice of the hearing shall be posted by the applicant at least ten days prior to the hearing in conspicuous places on or in the immediate vicinity of the property which is the subject of the application. One sign shall be posted for each 150 feet of street frontage, or part thereof up to a maximum of three signs, provided at least one sign is posted on each frontage of the subject property. Further provided, for applications involving more than one block, one sign is required for each street bounding or contained within the area. The applicant must comply with standards and procedures provided and approved by the director of the planning and development department and on file in the city clerk's office, regarding compliance with this section. Additional signs or alternate posting locations may be required at the discretion of the director of the planning and development department; and

(b) Notices of the hearing shall be sent by first-class mail at least ten days prior to the hearing, to the owners of all real property, as shown on the records of the county assessor, adjacent to, or within 185 feet of the subject property.

(2) *Planning and zoning commission.*

(a) *Rezoning and conditional uses.* Written notice of any public hearing before the planning and zoning commission with respect to rezoning or issuance of a conditional use permit, shall be given by the following means:

1. Notice of the hearing shall be published in an official newspaper or a newspaper of general circulation in the City of Springfield at least 15 days prior to the hearing.

2. Notice of the hearing shall be posted by the applicant at least ten days prior to the hearing in conspicuous places on or in the immediate vicinity of the property which is the subject of the application. One sign shall be posted for each 150 feet of street frontage, or part thereof, up to a maximum of three signs, provided at least one sign is posted on each frontage of the subject property. Further provided, for rezoning applications involving more than one block, one sign is required for each street bounding or contained within the area to be rezoned. The applicant must comply with standards and procedures provided and approved by the director of the planning and development department and on file in the city clerk's office, regarding compliance with this section. Additional signs or alternate posting locations may be required at the discretion of the director of the planning and development department.

82 3. Notices of the hearing shall be sent by first-class mail, at least ten days
83 prior to the hearing, to the owners of all real property, as shown on the
84 records of the county assessor, adjacent to or within 185 feet of the subject
85 property.
86

87 (b) *Amendments to the text of the article.* Prior to holding a public hearing on any
88 proposed amendment to the text of the zoning ordinance, the secretary of the
89 commission shall give written notice of the public hearing by publishing a
90 notice thereof in an official newspaper or a newspaper of general circulation
91 in the City of Springfield at least 15 days prior to the public hearing.
92

93 (3) *City council.* Prior to holding a public hearing on any rezoning or request to
94 amend the text of the zoning ordinance, the council shall give written notice thereof in
95 the same manner as is required for notices of public hearings before the planning and
96 zoning commission by subsection (2).
97

98 (4) *Establishment of urban conservation districts.* Written notice of a public hearing
99 on the proposed adoption of a resolution with respect to the creation of an urban
100 conservation district shall be published at least 15 days prior thereto in an official
101 newspaper or a newspaper of general circulation in the city.
102

103 (5) *Landmarks board.* Written notice of any public hearing before the landmarks
104 board with respect to the establishment, modification, or elimination or any historic
105 district or landmark, shall be given by the following means:
106

107 (a) Notice of the hearing shall be posted by the applicant at least ten days prior to
108 the hearing in conspicuous places on or in the immediate vicinity or the
109 property which is the subject of the application. One sign shall be posted for
110 each 150 feet of street frontage, or part thereof up to a maximum of three
111 signs, provided at least one sign is posted on each frontage of the subject
112 property. The applicant must comply with standards and procedures provided
113 and approved by the director of the planning and development department
114 and on file in the city clerk's office, regarding compliance with this section.
115 Further provided, for applications involving more than one block, one sign is
116 required for each street bounding or contained within the area. Additional
117 signs or alternate posting locations may be required at the discretion of the
118 director of planning and development department; and
119

120 (b) Notices of the hearing shall be sent by first-class mail, at least ten days prior
121 to the hearing, to the owners of all real property, as shown on the records of
122 the county assessor, adjacent to or within 185 feet of the subject property.
123

124 (6) *Content of notices.* All written notices required by this section to be published or
125 mailed shall contain all of the following information:
126

127 (a) The name of the applicant as it appears on the application.

(b) The name of the owner, if different from the applicant, as it appears on the application. If there are multiple owners, only three names shall be listed, and a complete list of property owners shall be available in the office of zoning and subdivisions.

(c) A street address or common description of the property involved.

(d) A concise and accurate description of the nature of the request.

(e) The date, time, and place of the public hearing.

(f) The place at which further information with respect to the request can be examined or copies thereof secured.

~~In addition to the above, all written notices that are published shall include a legal description of the property involved.~~

(7) *Size and content of posted notices.* Whenever written notice is required to be posted by subsections (1), (2), or (3), such notice shall be at least 30 inches in height and 24 inches in width and shall contain in letters large enough to be readable from a distance of 50 feet the words "PUBLIC HEARING" and in addition the date, time, and place of the public hearing, and a telephone number where additional information can be secured.

(8) *Substantial compliance.* Requirements with respect to published, mailed, and posted notices of hearing are construed as directory and not mandatory, and any omission or failure to comply with such requirements shall not invalidate an ordinance or act of the City of Springfield.

(9) *Neighborhood meetings.*

(a) *Development applications.* Applicant(s) shall hold a neighborhood meeting prior to the planning and zoning commission public hearing on zoning map classification change, planned developments, vacations of public right-of-way (that are not initiated by the city public works director) and conditional use permits.

1. A neighborhood meeting shall be held at least 21 days prior to the planning and zoning commission public hearing.

2. Notice of the meeting shall be sent by first-class mail, postage paid, at least ten days prior to the meeting, to at least one record owner of each real property within 500 feet of the development proposal, as shown on the records of the county assessor, and to the president or other association officer(s) or any neighborhood association(s) as on file with the director of planning and development.

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3. It is recommended the meeting be held early enough to provide time for the applicant to consider any neighborhood input, allow any changes to be evaluated by staff, and to resolve any issues if possible.
 4. The mailing shall be performed by the planning and development department; however, the letters and envelopes themselves must be prepared, and postage placed on same by the applicant. The neighborhood letters shall be submitted to the planning and development department for mailing, one business day prior to the deadline as set forth in paragraph 2. A file copy of the letter shall be provided to the planning and development department. The notice letter shall contain the following at a minimum or any additional information as required by the director of planning and development:
 - a. Description of existing conditions or zoning and proposed changes or proposed zoning.
 - b. Meeting date, time and location.
 - c. Applicant or their representative's contact information.
 - d. Development review notice and comment cards.
 5. The meeting shall be held on the property involved in the application or in the immediate vicinity. The meeting shall be scheduled from 4:00 to 6:30 p.m.
 6. Following the neighborhood meeting and at least ten days prior to the planning and zoning commission public hearing, the applicant shall submit a summary of the meeting to the planning and development department using the following format as set forth below:
 - a. Development application.
 - b. Meeting date, time and location.
 - c. Number of invitations that were sent and how the mailing list was generated.
 - d. Number of neighbors in attendance with an attached sign-in sheet.
 - e. List of issues raised, any verbal comments and how applicant plans to respond.

f. Additional information, such as comment cards, letters from neighbors, shall be attached to the summary.

If the applicant does not submit the information listed above at least ten days prior to the planning and zoning commission public hearing, the application shall be considered incomplete and the commission shall table the case and may continue the public hearing to the next meeting or a later meeting agreed to by the applicant. The applicant shall be responsible for all fees related to notifying the neighbors that the application will automatically be tabled. This notice of tabling will be sent by the planning and development department.

Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby, nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3 – Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Colin Sykes, Interim City Manager

EXHIBIT A
RECORD OF PROCEEDINGS
Planning and Zoning Commission – June 12, 2025

Section 36-368 Publication and Posting of Notices Amendment

Citywide

Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend “Section 36-368 Publication and Posting of Notices” to remove the requirement to include a legal, metes and bounds property description on rezoning published notice of public hearings.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Section 36-368 Publication and Posting of Notices Amendment; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Pauly, Commissioner Gunther, and Commissioner Knuckles. Nays: None. Absent: Commissioner Ridge, Commissioner Hunton, and Commissioner Lebeck. Abstain: None.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', is written over a horizontal line.

Bob Hosmer, AICP
Planning Manager

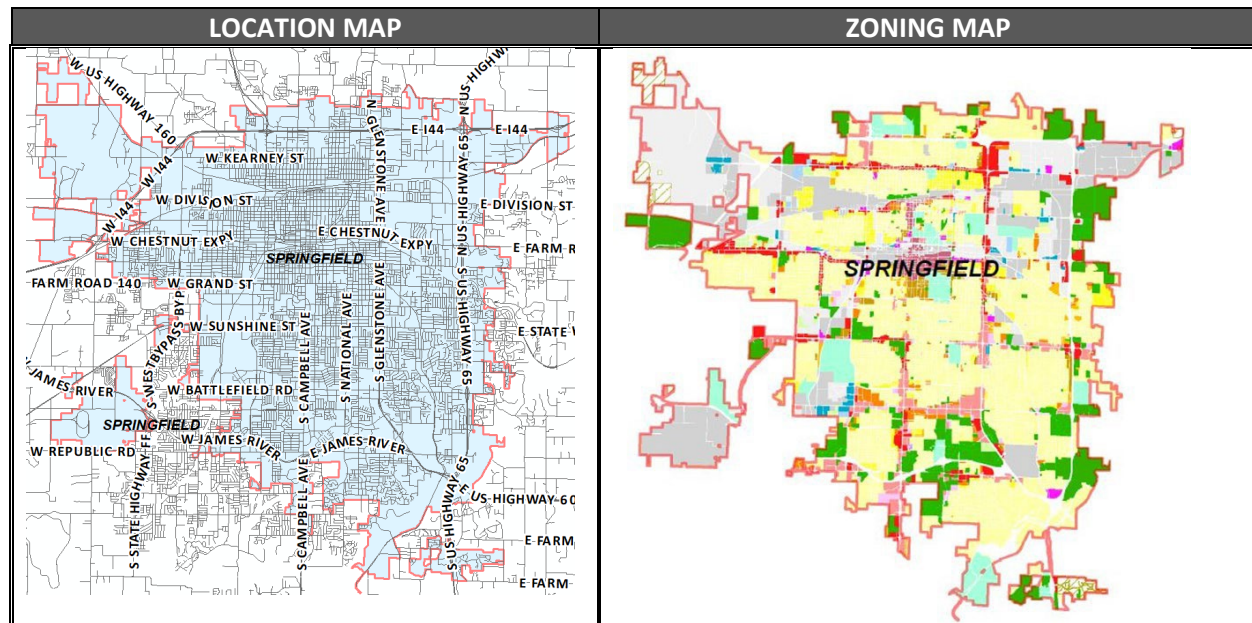


DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION:	
Case Number:	Publication and Posting of Notices Amendment
Location:	Citywide
Applicant:	City of Springfield
Neighborhood Meeting:	NA
Planning and Zoning Commission:	June 12, 2025
City Council:	June 23, 2025
Public Notification:	Springfield News Leader
Staff:	Bob Hosmer, Planning Manager
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of the text amendment to Section 36-368 as set forth in Attachment 1 to the staff report on this item. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to amend "Section 36-368 publication and posting of notices" to remove the requirement to include a legal, metes and bounds property description on rezoning published notice of public hearings.



DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) *Text amendments.* If the request is for an amendment of the text of this article, the recommendation of the planning and zoning commission may consider:

1. Whether the proposed text amendment is consistent with the Springfield Comprehensive Plan;
2. Whether the proposed text amendment is consistent with the intent and purpose of this article;
3. The areas of the city that are most likely to be affected by the proposed text amendment and the manner in which those areas will be affected;
4. Whether the proposed text amendment is necessitated by a change in conditions in the zoning districts affected and the nature of such changed conditions;
5. Information submitted at the public hearing.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. Forward SGF supports a Comprehensive City Code Update. This Plan calls for a full update to the City's Land Development Code and Ordinances to align regulations with the recommendations contained in each chapter. The Comprehensive Plan is a policy guide that should inform decision making for years to come, but it is not regulatory. The City needs to update its development regulations to support the Plan's vision.
2. Development Regulations. Increased use flexibility that promotes redevelopment and revitalization will need to be balanced by regulatory codes that promote and emphasize quality design and construction that is pedestrian focused and has a greater experience factor. The city's guiding principle of Quality of Place emphasizes the need for more public and private amenities and features. Future code changes will need to support the implementation of planning that promotes the development of places with a wide array of convenient services in proximity to amenity-rich, attractive, inviting, integrated corridors and districts that are within walking distance of neighborhood, trails, parks, and mixed-use centers with diverse housing options. Likewise, neighborhoods that can support low-intensity commercial hubs surrounded by diverse housing types will require codes to keep development intensity in-check at a neighborhood-scale. Plans and code changes will also need to champion alignment of subsidies and other public investments and improvements with land planning to ensure housing and economic development projects are permitted and supported in places where they are best suited and equitably dispersed across the city.

STAFF ANALYSIS AND RECOMMENDATION:

1. The Planning and Zoning Commission at their, May 8, 2025, meeting, directed City staff to prepare amendments to Section 36-368 Publication and posting of notices.
2. The proposed amendment would remove the requirement to include a legal, metes and bounds property description on rezoning published notice of public hearing. The change is being requested to bring the local requirements into alignment with Missouri State law, and

DEVELOPMENT REVIEW STAFF REPORT

to reduce the overall cost of advertising per application. Previously required public notices were published for a flat fee. That option is no longer available and the remaining eligible publishers charge by the word or the line of text.

3. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.
4. The Growth and Development Advisory Committee (GDAC), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of this amendment and public hearing dates for comment.

STAFF RECOMMENDATION:

1. Staff recommends approval of the text amendment based on its consistency with the *Comprehensive Plan*.

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 text amendment.
2. Recommend a change in the text amendment.
3. Recommend a change in the text amendment together with recommendations which, in the judgment of the planning and zoning commission, will ensure that the proposed amendment is consistent with the purpose and intent of this article.

DEVELOPMENT REVIEW STAFF REPORT

PROPOSED AMENDMENT:

Attachment 1

Note: The existing language is in black. Language to be added is underlined and to be removed is ~~stricken~~.

Sec. 36-368. Publication and posting of notices.

- (6) *Content of notices.* All written notices required by this section to be published or mailed shall contain all of the following information:
- (a) The name of the applicant as it appears on the application.
 - (b) The name of the owner, if different from the applicant, as it appears on the application. If there are multiple owners, only three names shall be listed, and a complete list of property owners shall be available in the office of zoning and subdivisions.
 - (c) A street address or common description of the property involved.
 - (d) A concise and accurate description of the nature of the request.
 - (e) The date, time, and place of the public hearing.
 - (f) The place at which further information with respect to the request can be examined or copies thereof secured.

~~In addition to the above, all written notices that are published shall include a legal description of the property involved.~~



EXPLANATION TO COUNCIL BILL 2025-140 (HORTON)

FILED: 05/28/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance approving the plans and specifications for the Mount Vernon and Miller sidewalks project; accepting the bid of JD Wallace Contracting, LLC for construction of the project in the amount of \$813,162; authorizing the City Manager, or designee, to enter into a contract with such bidder; and declaring that this Ordinance qualifies for approval in one reading pursuant to Section 2.16(25) of the City Charter.

PURPOSE: Approving the plans and specifications for the Mount Vernon and Miller Sidewalks project, accepting the bid of JD Wallace Contracting, LLC, for construction of the Mount Vernon and Miller Sidewalks project ("Exhibit A"), authorizing the City Manager, or designee, to enter into a contract with such bidder ("Exhibit B"), and declaring that this bill qualifies for approval in one reading.

BACKGROUND INFORMATION: This project includes pedestrian improvements along Mount Vernon Street between Lulwood Avenue and Westgate Avenue and on Miller Avenue between Tarkio Street and Mount Vernon Street. The project also includes sanitary sewer improvements along Mount Vernon Street between Lulwood Avenue and Miller Avenue which are being constructed now for efficiency and coordination between Public Works and Environmental Services for a future sewer tax bill. The sanitary sewer will be part of the Miller and Mount Vernon Sanitary Sewer District 222 of Section 16 Tax Bill Project which was established and defined through Council Bill 2024-215.

Bids were solicited for this project by posting on City and MoDOT websites and in the Engineers Reprographics plan room beginning May 7, 2025, and by advertising in the *Springfield News-Leader* from May 11, 2025, through May 15, 2025. Bids were opened for the project at 10:30 a.m. on May 29, 2025, with the following bids received:

Contractor	Base Bid + Schedule E (Add Alternate)	Schedule F (Add Alternate)
Radmacher Brothers Excavating Co. Inc.	\$1,292,118.00	\$38,882.00
JD Wallace Contracting, LLC	\$785,968.00	\$27,194.00
KCI Construction Co.	\$1,249,176.43	\$30,823.57
<i>Engineer's Estimate</i>	<i>\$1,162,949.75</i>	<i>\$38,364.00</i>

If accepted, the low bid will be funded from multiple sources. The project includes \$101,643 of gas and water improvements that will be reimbursed by City Utilities. The



project also includes \$120,899 of sanitary sewer improvements that will be funded from Clean Water Enterprise funds. The remaining \$590,620 of sidewalk improvements will be funded 80% (\$472,496) from the Federal Transportation Alternatives Program ("TAP") and 20% (\$118,124) from the 1/8-cent Transportation Sales Tax and/or 1/4-cent Capital Improvements Sales Tax. All funds are already budgeted.

Supports the following City Council Priorities:

- Quality of Place
- Public Safety
- Fiscal Sustainability

REMARKS: As this Ordinance authorizes the acceptance of a bid and entering into a contract with the successful bidder, we request that it be passed as a one-reading bill under City Charter Section 2.16(25). Public Works recommends acceptance of the bid of JD Wallace Contracting, LLC, as the lowest responsible bid and passage of this Council bill.

Submitted By: Brett Foster, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 6/12/2025

Attachments:

1. Mt Vernon and Miller Sidewalk_ord (2)
2. Mt. Vernon and Miller Sidewalks Bid Award_MAP_ExhA
3. Mt. Vernon and Miller Sidewalks Bid Award_Agree_ExhB

One-rdg. X
P. Hrngs.
Pgs. 12
Filed: 06-17-25

Sponsored by: Horton

First Reading:

Second Reading:

COUNCIL BILL 2025-140

SPECIAL ORDINANCE

AN ORDINANCE

1 APPROVING the plans and specifications for the Mount Vernon and Miller sidewalks
2 project; accepting the bid of JD Wallace Contracting, LLC for
3 construction of the project in the amount of \$813,162; authorizing the
4 City Manager, or designee, to enter into a contract with such bidder;
5 and declaring that this Ordinance qualifies for approval in one reading
6 pursuant to Section 2.16(25) of the City Charter.
7
8

9 WHEREAS, the City of Springfield, Missouri (the "City"), desires to construct
10 pedestrian improvements along Mount Vernon Street between Lulwood Avenue and
11 Westgate Avenue and on Miller Avenue between Tarkio Street and Mount Vernon
12 Street, referred to herein as the "Project," and as depicted in "Exhibit A," attached
13 hereto and incorporated herein by reference; and
14

15 WHEREAS, the Project also includes sanitary sewer improvements along Mount
16 Vernon Street between Lulwood Avenue and Miller Avenue, which are being
17 constructed now for efficiency and coordination between Public Works and
18 Environmental Services and will be part of Sanitary Sewer District 222 of Section 16,
19 established in Special Ordinance 28056; and
20

21 WHEREAS, bids for the Project were solicited by advertisement on the City and
22 Missouri Department of Transportation websites and the Engineers Reprographics plan
23 room beginning May 7, 2025, and in the *Springfield News-Leader* from May 11, 2025, to
24 May 15, 2025, with bids opened on May 13, 2025; and
25

26 WHEREAS, JD Wallace Contracting, LLC is the lowest responsive and
27 responsible bidder for the Project; and
28

29 WHEREAS, the Project will be funded with \$101,643 from City Utilities as
30 reimbursement for gas and water improvements, \$120,899 from Clean Water Enterprise
31 funds for sewer improvements, \$472,496 from the Federal Transportation Alternatives
32 Program, and \$118,124 from a combination of 1/8-cent Transportation Sales Tax and/or
33 1/4-cent Capital Improvements Sales Tax funds, and all funds are already budgeted.

34 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
35 SPRINGFIELD, MISSOURI, as follows, that:
36

37 Section 1 – City Council hereby approves the plans and specifications for the
38 Mount Vernon and Miller sidewalks project, the general purpose of which is to construct
39 pedestrian improvements along Mount Vernon Street and Miller Avenue, a copy which
40 is on file with the director of public works.
41

42 Section 2 – City Council hereby accepts the bid of JD Wallace Contracting, LLC
43 for construction of said project in the price and sum not to exceed \$813,162, contingent
44 on the availability of appropriated funds.
45

46 Section 3 – The City Manager, or designee, is hereby authorized to enter into a
47 contract with said bidder in substantial conformity with the agreement attached hereto
48 and incorporated herein as “Exhibit B,” and the terms of the bid, the plans, and the
49 specifications.
50

51 Section 4 – All workers performing work under the contract shall be paid a wage
52 of no less than the prevailing hourly rate of wages for work of a similar character in this
53 locality or the public works contracting minimum wage, whichever is applicable.
54 Contractor shall fully comply with the provisions and requirements of the Missouri State
55 Prevailing Wage Law. Contractor and any subcontractor performing work under this
56 contract must provide a 10-hour OSHA construction safety training program, or similar
57 program approved by the Department of Labor, for on-site employees, unless
58 employees demonstrate they previously completed the program.
59

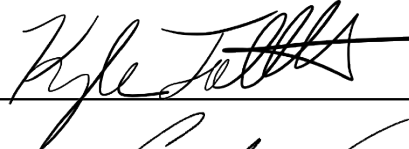
60 Section 5 - City Council hereby finds and declares that this Ordinance may be
61 passed as a one-reading ordinance under City Charter Section 2.16(25) as it relates to
62 acceptance of a bid and entry into a contract with the successful bidder. This Ordinance
63 shall be in full force and effect from and after passage.
64

65 Passed at meeting: _____
66

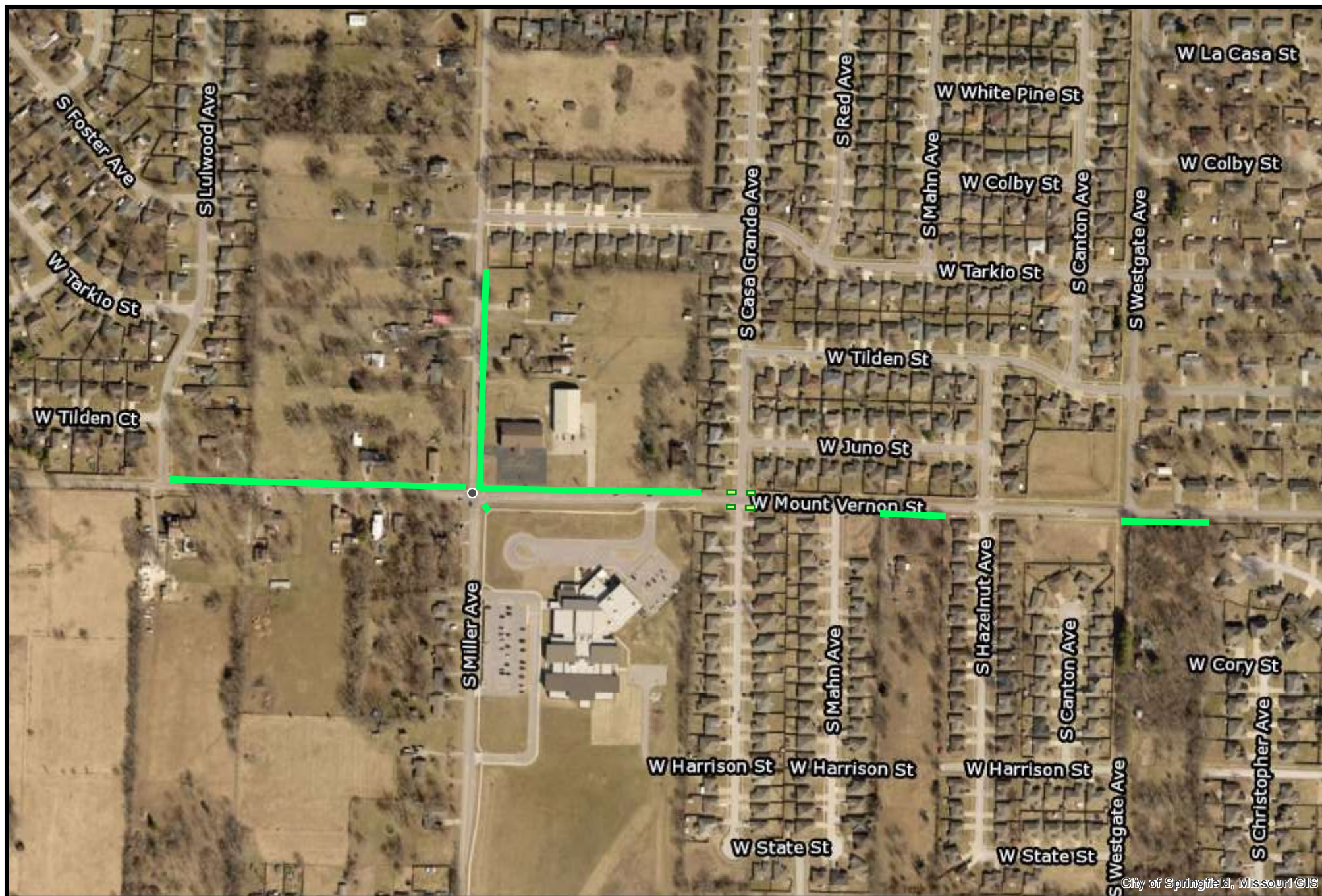
67 _____
68 Mayor
69

70 Attest: _____, City Clerk
71

72 Filed as Ordinance: _____
73

74 Approved as to form:  _____, Assistant City Attorney
75

76 Approved for Council action:  _____, Interim City Manager
77
78



ROUTING ORDER	(1) ORIGINATING DEPARTMENT	(2) CONTRACTOR	(3) FINANCE DEPARTMENT
	(4) LAW DEPARTMENT	(5) CITY MANAGER'S OFFICE	(6) CITY CLERK'S OFFICE
EFFECTIVE DATE	TERMINATION DATE	CONTRACT NUMBER:	
CITY		CONTRACTOR	
CITY OF SPRINGFIELD 840 BOONVILLE, P.O. Box 8368 SPRINGFIELD, MO 65802 PHONE: 417-864-1969 ATTN: EVAN BERGMANN, E.I.		JD WALLACE CONTRACTING, LLC PO Box 3754 SPRINGFIELD, MO 65804 PHONE: 417-296-9766 ATTN: JUSTIN WALLACE EMAIL: JUSTIN@JDWALLACE.CO	

AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, by the parties identified above.

WITNESSETH: That whereas, the Contractor has become the lowest responsible bidder for furnishing the supervision, labor, tools, equipment, materials and supplies and for constructing the following City improvements:

MT. VERNON AND MILLER SIDEWALKS TAP 5901(829)

PLAN NUMBER 2024PW0003

The City and Contractor agree to the following:

1. Manner and Time for Completion. The Contractor will furnish all supervision, labor, tools, equipment, materials and supplies necessary to perform, and to perform said work at Contractor's own expense in accordance with the contract documents and any applicable City ordinances and state and federal laws within 90 calendar days from the date Contractor is ordered to proceed, which order shall be issued by the Director of Public Works within 30 days after the date of this contract.

2. Prevailing Wages. All labor utilized in the construction of the aforementioned improvements shall be paid a wage of no less than the "prevailing hourly rate of wages" for work of a similar character in this locality or the public works contracting minimum wage, whichever is applicable, as set out in the Wage Order attached to and made part of the specification for work under this Contract, or by the U.S. Secretary of Labor in accordance with the Federal Davis-Bacon Act (Title 40 U.S.C. Chapter 31, subchapter IV), whichever wage is applicable. Contractor shall pay wages not less than once a week. At any time the Contractor is found to not have paid prevailing wages, the Contractor shall forfeit as a penalty to the City one hundred dollars for each underpaid worker employed, for each calendar day, or portion thereof such worker is paid less than the said stipulated rates for any work done under this contract. Notwithstanding the foregoing, if the engineer's estimate of the total project cost or the bid accepted by the City is \$75,000.00 or less, then all labor utilized in the construction of the improvements shall not be required to pay the "prevailing rate of wages" or the public works minimum wage. However, if the project becomes subject to a change order that increases the total project cost to more than \$75,000.00, a "prevailing hourly rate of wages" or the public works contracting minimum wage, whichever is applicable, shall be paid for all labor utilized in the construction of the improvements but only for that portion of the project which exceeds \$75,000.00.

3. Insurance Requirements. Without limiting any of the other obligations or liabilities of the Contractor, the Contractor shall secure and maintain, at its own cost and expense, throughout the duration of this Contract, and until the work is completed and accepted by the City of Springfield, insurance of such types and in such amounts as may be necessary to protect it, and the interests of the City of Springfield, against all hazards or risks of loss as hereunder specified, or which may arise out of the performance of this Contract. The form and limits of such insurance, together with the underwriter thereof in each case, are subject to approval by the City of Springfield. Regardless of such approval, it shall be the responsibility of the Contractor to maintain adequate insurance coverage at all times during the term of the Contract. Failure of the Contractor to maintain coverage shall not relieve it of any contractual responsibility or obligation or liability under this Contract.

The certificates of insurance, including evidence of the required endorsements hereunder, or the policies, shall be filed with the City at the time that this contract is signed by the Contractor. All insurance policies shall provide thirty (30) days written notice to be

given by the insurance company in question prior to modification or cancellation of such insurance. Such notices shall be mailed, certified mail, return receipt requested, to:

City of Springfield – Attn: Public Works, Environmental Services, Missouri Highways and Transportation Commission, and the Missouri Department of Transportation and its employees P.O. Box 8368, Springfield, MO 65801-8368 and

City Utilities of Springfield, P.O. Box 551, Springfield, MO 65801

Such policies shall name the City of Springfield, Missouri Highways and Transportation Commission, and the Missouri Department of Transportation and its employees an additional insured with limits of liability not less than the sovereign immunity limits for Missouri public entities calculated by the Missouri Department of Insurance as of January 1 each calendar year and published annually in the Missouri Register pursuant to Section 537.610, RSMo.

(See <https://insurance.mo.gov/industry/sovimunity.php>)

As of January 1, 2025, the minimum coverage for the insurance referred to herein shall be as set out below:

- a. **Workers' Compensation**Statutory coverage per RSMo 287.010 et seq.
Employer's Liability \$1,000,000.00

b. **Commercial General Liability Insurance**, including coverage for Premises, Operations, Products and Completed Operations, Contractual Liability, Broad Form Property Damage, Independent Contractors, Explosion, Collapse, and Underground Property Damage and endorsed for blasting if blasting required. Such coverage shall apply to bodily injury and property damage on an "Occurrence Form Basis" with limits of at least Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars (\$3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars (\$517,306.00) with respect to injuries and/or death of any one person in a single occurrence. Contractor agrees that the proceeds of such insurance policy shall first be used to pay any award, damages, costs, and/or attorneys' fees incurred by or assessed against City, its employees, officers and agents, before payment of any award, damages, costs or attorney fees of Contractor, its employees, officers or agents. Contractor agrees to cause its insurer to name City as an additional insured on such insurance policy, including the City as an additional insured for coverage under its products-completed operations hazard, and said policy shall be primary and noncontributory. Aggregate Limit must apply on a Per Project basis, and the endorsement must accompany the certificate of insurance. A Waiver of Subrogation endorsement must be provided by contractor in favor of the City.

c. **Automobile Liability Insurance** covering bodily injury and property damage for owned, non-owned and hired vehicles, with limits of at least Three Million Four Hundred Forty-Eight Thousand Seven Hundred Ten and no/100 Dollars (\$3,448,710.00) for all claims arising out of a single accident or occurrence and at least Five Hundred Seventeen Thousand Three Hundred Six and no/100 Dollars (\$517,306.00) with respect to injuries and/or death of any one person in a single occurrence.

d. **Subcontracts**. In case any or all of this work is sublet, the Contractor shall require the subcontractor to procure and maintain all insurance required in subparagraphs (a), (b) and (c) hereof and in like amounts. Contractor shall require any and all subcontractors with whom it enters into a contract to perform work on this project to protect the City of Springfield, City Utilities of Springfield, Missouri, and the Board of Utilities through insurance against applicable hazards or risks and shall, upon request of the City, provide evidence of such insurance.

e. **Notice**. The Contractor and/or subcontractor shall furnish the City prior to beginning the work, the policy as specified in subparagraph (d), and satisfactory proof of carriage of all the insurance required by this contract, with the provision that policies shall not be canceled, modified or non-renewed without thirty (30) days written notice to the City of Springfield.

f. **Legislative or Judicial Changes**. In the event the scope or extent of the City's tort liability as a governmental entity as described in Section 537.600 through 537.650 RSMo is broadened or increased during the term of this agreement by legislative or judicial action, the City may require Contractor, upon 10 days written notice, to execute a contract addendum whereby the Contractor agrees to provide, at a price not exceeding Contractor's actual increased premium cost, additional liability insurance coverage as the City may require to protect the City from increased tort liability exposure as the result of such legislative or judicial action. Any such additional insurance coverage shall be evidenced by an appropriate certificate of insurance and shall take effect within the time set forth in the addendum.

4. Performance, Labor, and Materials Payment Bond: The Contractor shall furnish a Performance Bond and a Labor and Materials Payment Bond with surety approved by the City and on the forms approved by the City, each bond shall be in the amount

of **Eight Hundred Thirteen Thousand One Hundred Sixty-Two and No/100 Dollars (\$813,162.00)** conditioned upon the full and faithful performance of all major terms and conditions of this contract and payment of all labor and material suppliers. It is further mutually agreed between the parties hereto that if at any time after the execution of this agreement and the surety bond(s) hereto attached for its faithful performance and payment of labor and material suppliers, the City shall deem the surety or sureties upon such bond(s) to be unsatisfactory, or if, for any reason, such bond(s) ceases to be adequate to cover the performance of the work, the Contractor shall, at its expense, within five (5) days after the receipt of notice from the City to do so, furnish an additional bond or bonds, in such form and amount, and with such surety or sureties as shall be satisfactory to the City. In such event no further payment to the Contractor shall be deemed to be due under this contract until such new or additional security for the faithful performance of the work and the payment of labor and material suppliers shall be furnished in a manner and form satisfactory to the City. The corporate surety on any performance or payment bond must be licensed by the State of Missouri and if the required bond exceeds \$25,000.00 must be listed in United States Treasury Circular 570.

5. Contractor's responsibility for subcontractors. The Contractor shall be as fully responsible to the City for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons it directly employs. Contractor shall cause appropriate provisions to be inserted in all subcontracts relating to this work, to bind all subcontractors to Contractor by all the terms herein set forth, and insofar as applicable to the work of subcontractors and to give Contractor the same power regarding termination of any subcontract as the City may exercise over Contractor under any provisions of this contract. Nothing contained in this contract shall create any contractual relation between the subcontractor and the City or between any subcontractors.

6. General Independent Contractor Clause. This agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Contractor will be an independent contractor and not the City's employee for all purposes, including, but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, Missouri Revenue and Taxation laws, Missouri Workers' Compensation and Unemployment Insurance laws. The Contractor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder. The Contractor agrees that it is a separate and independent enterprise from the public employer, that it has a full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This agreement shall not be construed as creating any joint employment relationship between the Contractor and the City, and the City will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums.

7. Liquidated Damages. Time of completion of work by the Contractor is of the essence. Should Contractor, or in the case of default, the surety, fail to substantially complete the work within the time specified in the contract, or within such extra time as may be allowed, Contractor (or surety) shall be liable to the City in the amount of **\$1,100.00** per day for each and every calendar day that the contract remains uncompleted after the time allowed for substantial completion, as liquidated damages, and not as a penalty, it being stipulated that actual damages to the City and the public arising from Contractor's failure to timely complete the work would be difficult, if not impossible, to ascertain. The amount assessed as liquidated damages may be withheld from any moneys otherwise due to Contractor from the City. The project is not considered complete until final acceptance by the City. After substantial completion, liquidated damages for failure to complete the remaining work shall be in the amount specified in the General Conditions, unless an amount is provided in the Job Special Provision, in which case, the Job Special Provision amount will apply.

8. Termination for Cause. The City reserves the right to terminate this contract by giving at least five (5) days prior written notice to the Contractor, without prejudice to any other rights or remedies of the City should the Contractor be adjudged a bankrupt, or if Contractor should make a general assignment for the benefit of its creditors, or if a receiver should be appointed for Contractor or for any of its property, or if Contractor should persistently or repeatedly refuse or fail to supply enough properly skilled workmen or proper material, or if Contractor should refuse or fail to make prompt payment to any person supplying labor or materials for the work under the contract, or persistently disregard instructions of the City or fail to observe or perform any provisions of the contract.

9. City's Right to Proceed. In the event this contract is terminated pursuant to Paragraph 8, then the City may take over the work and prosecute the same to completion, by contract or otherwise, and Contractor and its sureties shall be liable to the City for any costs over the amount of this contract thereby occasioned by the City. In any such case, the City may take possession of, and utilize in completing the work, such materials, appliances and structures as may be on the work site and are necessary for completion of the work. The foregoing provisions are in addition to, and not in limitation of, the rights of the City under any other provisions of the contract, city ordinances, and state and federal laws.

10. Termination for Convenience of City. The City shall have the right at any time by written notice to Contractor to terminate and cancel this contract, without cause, for the convenience of the City, and Contractor shall immediately stop work. In such event

City shall not be liable to Contractor except for payment for actual work performed prior to such notice in an amount proportionate to the completed contract price and for the actual costs of preparations made by Contractor for the performance of the cancelled portions of the contract, including a reasonable allowance of profit applicable to the actual work performed and such preparations. Anticipatory profits and consequential damages shall not be recoverable by Contractor.

11. Guards and Lights. The Contractor agrees that during the performance of said work, adequate barricades, guards and warning signs, lights or devices consistent with the requirements contained in the Manual on Uniform Traffic Control Devices shall be provided by Contractor during construction.

12. Liability and Indemnity.

a. In no event shall the City be liable to the Contractor for special, indirect, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract.

b. The Contractor shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays and expenses from claims in any manner caused by, or allegedly caused by, or arising out of, or connected with, this contract, or the work or any subcontract thereunder (the Contractor hereby assuming full responsibility for relations with subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for damages from the award of this contract to Contractor, notwithstanding any possible negligence, whether sole or concurrent, on the part of the City, its officials, agents and employees.

c. The Contractor shall indemnify and hold the City harmless from all wages or overtime compensation due any employees in rendering services pursuant to this agreement or any subcontract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.

d. The indemnification obligations of Contractor hereunder shall not be limited by any limitations as to the amount or type of damages, compensation or benefits payable by or for the Contractor, under any federal or state law, to any person asserting the claim against City, its elected or appointed officials, agents and employees, for which indemnification is sought.

e. The indemnification obligations herein shall not negate, abridge or reduce in any way any additional indemnification rights of the City, its elected or appointed officials, agents and employees, which are otherwise available under statute, or in law or equity.

f. Contractor affirms that it has had the opportunity to recover the costs of the liability insurance required in this agreement in its contract price. Contractor's obligation under this agreement to defend, indemnify, and hold harmless any person from that person's own negligence or wrongdoing is limited to the coverage and limits of the applicable insurance required of the Contractor under this agreement.

g. The Contractor shall indemnify and hold the City harmless for any penalties, fines, fees or costs, including costs of defense, which are charged or assessed by any Federal, state or local agency including, but not limited to, Environmental Protection Agency or Department of Natural Resources.

13. Attorney Fees. In the event of any litigation arising from breach of this Agreement the City shall be entitled to recover from the Contractor all reasonable costs incurred for such litigation, including staff time, court costs, attorney fees, and all other related expenses incurred in such litigation.

14. Payment for Labor and Materials. The Contractor agrees and binds itself to pay for all labor done, and for all the materials used in the construction of the work to be completed pursuant to this contract.

15. Payment. The City will pay the Contractor in accordance with the rate set forth in the contract documents on file in the Public Work's Department and by this reference made a part hereof, which shall constitute full and complete compensation for the Contractor's work provided hereunder. It is expressly understood that in no event will the total compensation and reimbursement to be paid to the Contractor under the terms of this contract exceed the sum of **Eight Hundred Thirteen Thousand One Hundred Sixty-Two and No/100 Dollars (\$813,162.00)** unless specifically and mutually agreed to in writing by both the City and the Contractor. No partial payment to the Contractor shall operate as approval of acceptance of work done or materials furnished hereunder. Such compensation will be paid in progress payments, as established by the City, subject to receipt of a requisition for payment and a statement of work provided by the Contractor and agreement by both the City and the Contractor that the Contractor has fully performed the work to be paid for in such progress payments in conformance with the contract.

16. Contract Documents. The contract documents shall consist of the following:

- a. **This Contract**
- b. **All Change Orders**
- c. **Bid Plans and Specifications**
- d. **City of Springfield Standard General Conditions and Technical Specifications for Public Works Construction (most recent edition as of this project's first date of advertisement)**
- e. **Special Conditions & Provisions**
- f. **Required Federal Contract Provisions**
- g. **Proposal**
- h. **Statement of Bidder's Qualifications**
- i. **Acknowledgment**
- j. **Performance Bond and Payment and Material Bond**
- k. **Instructions to Bidders**
- l. **Anti-collusion Affidavit**
- m. **Notice to Proceed**
- n. **Notice to Contractors**

This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties. These documents are as fully a part of the contract as if attached hereto or repeated herein.

17. Subsurface Conditions. Contractor agrees that information contained in the published reports and public actions of the Missouri Division of Geology and Land Survey shall be conclusive and binding upon the Contractor as to what subsurface conditions at the job site are reasonably anticipated or reasonably foreseeable.

18. Conflict of Interest. In accepting this contract, Contractor certifies that no member or officer of its firm or corporation is an officer or employee of the City of Springfield, Missouri, or any of its boards or agencies, and further that no officer or employee of the City has any financial interest, direct or indirect, in this contract. All applicable federal regulations and provisions of RSMo Section 105.450 et seq. shall not be violated.

19. Assignment. The Contractor shall not assign any interest in this contract, and shall not transfer any interest in the same (whether by assignment or novation), without prior written consent of the City thereto, provided, however, that claims for money due or to become due to the Contractor from the City under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of such assignment or transfer shall be furnished in writing promptly to the City and the bond surety. Any such assignment is expressly subject to all rights and remedies of the City under this agreement, including the right to change or delete activities from the Contract or to terminate the same as provided herein, and no such assignment shall require the City to give any notice to any such assignee of any actions which the City may take under this agreement.

20. Nondiscrimination. The Contractor agrees in the performance of this Contract not to discriminate on the ground or because of race, color, religion, sex, sexual orientation, gender identity, national origin, age, status as a protected veteran or status as a qualified individual with a disability, or political opinion or affiliation, against any employee of Contractor or applicant for employment and shall include a similar provision in all subcontracts let or awarded hereunder. The parties hereby incorporate the requirements of 41 C.F.R. §§ 60-1.4(a)(7), 29 C.F.R. Part 471, Appendix A to Subpart A, 41 C.F.R. § 60-300.5(a) and 41 C.F.R. § 60-741.5(a), if applicable.

a. **This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-300.5(a). This regulation prohibits discriminations against qualified protected veterans, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans.**

b. **This contractor and subcontractor shall abide by the requirements of 41 C.F.R. § 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.**

21. Nonresident/Foreign Contractors. The Contractor shall procure and maintain during the life of this contract:

a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 RSMo.

b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.

22. Notices. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Contractor at the addresses shown above. The date of delivery of any notice given by mail shall be the date falling on the second full day after the day of its mailing. The date of delivery of notice by FAX transmission shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party.

23. Occupational License: The Contractor shall obtain and maintain an occupational license with the City of Springfield, Missouri, if required by city code and any required state or federal license. The cost for this occupational license shall be borne by the Contractor. No contract will be executed by the City until this occupational license has been obtained and that the Contractor is current on any City taxes is verified.

24. Safety Training. Pursuant to Missouri Revised Statute Section 292.675, Contractors and subcontractors who sign a contract to work on public works projects must provide a 10-hour OSHA construction safety program, or similar program approved by the Department of Labor and Industrial Relations, to be completed by their on-site employees, unless such employees hold documentation of prior completion of the program, within sixty (60) days of beginning work on the construction project. The Contractor shall provide an acceptable notarized affidavit stating that Contractor has verified the completion of a 10-hour construction safety program with respect to the employees working in connection with the contracted services. Contractors and subcontractors in violation of this provision will forfeit to the public body \$2,500 plus \$100 a day for each employee who is employed without training. Public bodies and contractors may withhold assess penalties from the payment due to those contractors and subcontractors. The penalties shall not begin to accrue until the time periods in the statute have elapsed (60 days after notice to proceed and 20 days to produce documentation for employee found in violation).

25. Affidavit for Contracts Over \$5,000.00. That pursuant to Missouri Revised Statute Sections 285.525 through 285.550, if this contract exceeds the amount of \$5,000.00 and Contractor is associated with a business entity, Contractor shall provide an acceptable notarized affidavit stating that the associated business entity is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services, and that said business entity does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. Additionally, Contractor must provide documentation for said business entity evidencing current enrollment in a federal work authorization program.

26. Certificate of Compliance with 34.600 RSMo. (Anti-Discrimination Against Israel Act). That pursuant to Missouri Revised Statute Sections 34.600 et., seq., A Contractor must provide a written certification of compliance with the Anti-Discrimination Against Israel Act, RSMo. 34.600 et.,seq. that the contractor is not currently engaged in, and shall not, for the duration of the contract, engage in a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. This section shall not apply to contracts with a total potential value of less than one hundred thousand dollars or to contractors with fewer than ten employees.

27. Compliance with Laws. Contractor agrees to comply with all applicable federal, state and local laws or rules and regulations applicable to the provision of services and products hereunder. Contractor affirmatively states that payment of all local, state, and federal taxes and assessments owed by Contractor is current.

28. Entire Agreement. This agreement contains the entire agreement of the parties. No modification, amendment, or waiver of any of the provisions of this agreement shall be effective unless in writing specifically referring hereto, and signed by both parties.

29. Jurisdiction. This agreement and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this agreement be adjudicated, venue shall be proper only in the Circuit Court of Greene County, Missouri.

(Remaining Page Left Intentionally Blank)

IN WITNESS WHEREOF, the parties hereto evidence their agreement to the terms of this Contract by their signatures below.

REVIEWED BY:

Assistant Director of Public Works or Acting Director

RECOMMENDED BY:

Director of Public Works or Acting Director

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

Director of Finance or Acting Director

APPROVED AS TO FORM

City Attorney or Assistant City Attorney

CONTRACTOR

By: _____

Name & Title: _____

If Contractor is a Disadvantaged Business Enterprise (DBE), please indicate classification.

Minority Owned ☐ Women Owned ☐ Veteran Owned ☐

CITY OF SPRINGFIELD, MISSOURI

By: _____
City Manager or designee



EXPLANATION TO COUNCIL BILL 2025-141 (CARROLL)

FILED: 06/05/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A general ordinance amending Chapter 38 of the Springfield City Code, "Building Development Codes," by deleting Article XV, "Floodplain Management," and enacting a new Article XV, "Floodplain Management," in lieu thereof for the purpose of complying with the Federal Emergency Management Agency's most recent model floodplain management ordinance.

PURPOSE: To amend Article XVII Floodplain Management of City Code.

BACKGROUND INFORMATION: The Federal Emergency Management Agency ("FEMA") has updated the City of Springfield's Flood Insurance Study ("FIS") and Flood Insurance Rate Maps ("FIRMs"). These maps are based on current data and more detailed hydraulic models and are an important tool to help communicate flood risk to the community. The process to update these maps began in 2015 with the first preliminary maps issued in 2018. The City mailed letters to all property owners who may be affected by the changes and hosted an open house to give citizens the opportunity to ask questions and learn more about their flood risk. After several rounds of revisions, FEMA issued a Letter of Final Determination informing the City of Springfield that the maps will become effective September 19, 2025. The City is required to adopt the new FIS and FIRMs as a condition of continued eligibility in the National Flood Insurance Program. The City's existing floodplain regulations, found in Chapter 38 of the City Code, Article XC, "Floodplain Management," were last updated in 2010 and will be edited as shown in "Exhibit B."

Supports the following City Council Priorities:

- Public Safety

REMARKS: Public Works recommends passage of this Council bill.

Submitted By: Brett Foster, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Maurice S. Jones, Deputy City Manager 6/12/2025

Attachments:

1. Floodplain Management Code Update
2. Floodplain Management Code Update - clean_Ex A

3. Article XVII Floodplain Management_with changes_ExhB

One-rdg. _____
P. Hrngs. _____
Pgs. 39
Filed: 06-17-25

Sponsored by: Carroll

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-141

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING Chapter 38 of the Springfield City Code, "Building Development
2 Codes," by deleting Article XV, "Floodplain Management," and
3 enacting a new Article XV, "Floodplain Management," in lieu thereof
4 for the purpose of complying with the Federal Emergency
5 Management Agency's most recent model floodplain management
6 ordinance.
7 _____
8

9 WHEREAS, the Federal Emergency Management Agency ("FEMA") recently
10 updated the Flood Insurance Study ("FIS") and Flood Insurance Rate Maps ("FIRMs")
11 for Springfield, Missouri ("City"), based on current data and more detailed hydraulic
12 models, which are scheduled to become effective on September 19, 2025; and
13

14 WHEREAS, the City mailed letters to all property owners who may be affected by
15 the changes and hosted an open house to allow citizens to ask questions and learn
16 more about flood risks; and
17

18 WHEREAS, FEMA requires an ordinance be passed which is consistent with its
19 model floodplain management ordinance for flood insurance under the National Flood
20 Insurance Program to be sold or renewed within the City.
21

22 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
23 SPRINGFIELD, MISSOURI, as follows, that:
24

25 Section 1 – Chapter 38 of the Springfield City Code, "Building Development
26 Codes" is hereby amended by deleting Article XV, "Floodplain Management," and
27 enacting a new Article XV, "Floodplain Management," in lieu thereof as set forth in
28 "Exhibit A," attached hereto and incorporated herein by this reference.
29

30 Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to
31 affect any suit or proceeding now pending in any court, or any rights acquired, or liability
32 incurred, nor any cause or causes of action accrued or existing, under any act or
33 ordinance repealed hereby, nor shall any right or remedy of any character be lost,
34 impaired, or affected by this Ordinance.

35 Section 3 – Severability Clause. If any section, subsection, sentence, clause, or
36 phrase of this Ordinance is for any reason held to be invalid, such decision shall not
37 affect the validity of the remaining portions of this Ordinance. City Council hereby
38 declares that it would have adopted the Ordinance and each section, subsection,
39 sentence, clause, or phrase thereof, irrespective of the fact that any one or more
40 sections, subsections, sentences, clauses, or phrases be declared invalid.

41
42 Section 4 – This Ordinance shall be in full force and effect from and after
43 passage.

44
45 Passed at meeting: _____

46
47 _____
48 Mayor

49
50 Attest: _____, City Clerk

51
52 Filed as Ordinance: _____

53
54 Approved as to form: Kyle Tella, Assistant City Attorney

55
56
57 Approved for Council action: Colleen Dyke, Interim City Manager
58

Exhibit A

CHAPTER 38 – BUILDING DEVELOPMENT CODES

ARTICLE XV. FLOODPLAIN MANAGEMENT

ARTICLE XV. FLOODPLAIN MANAGEMENT

DIVISION 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSES

Sec. 38-1500. Statutory authorization.

RSMo § 89.020 delegates the responsibility to adopt floodplain-management regulations designed to protect the health, safety, and general welfare to local governmental units. Therefore, the city council of the City of Springfield, Missouri ordains as follows:

Sec. 38-1501. Findings of fact.

- (1) *Flood losses resulting from periodic inundation.* The special flood hazard areas of the City of Springfield, Missouri are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect public health, safety and general welfare.
- (2) *General causes of the flood losses.* These flood losses are caused by:
 - (a) The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
 - (b) The occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damage.
- (3) *Methods used to analyze flood hazards.* The flood insurance study (FIS) that is the basis of this article uses a standard engineering method of analyzing flood hazards which consist of a series of interrelated steps.
 - (a) Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this article is representative of large floods which are characteristic of what can be expected to occur on the streams subject to this article. It is in the general order of a flood which could be expected to have a one-percent chance of occurrence in any one year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials dated September 19, 2025, as amended, and any future revisions thereto.
 - (b) Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
 - (c) Computation of a floodway required to convey this flood without increasing flood heights more than one foot at any point.
 - (d) Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.
 - (e) Delineation of flood fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.

Sec. 38-1502. Statement of purpose.

It is the purpose of this article to promote the public health, safety, and general welfare; to minimize those losses described in subsection 38-1501(2); to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this article to:

- (1) Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities;
- (2) Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and
- (3) Protect individuals from buying land unsuited for the intended development purposes due to the flood hazard.

Secs. 38-1503—38-1509. Reserved.***DIVISION 2. GENERAL PROVISIONS*****Sec. 38-1510. Lands to which article applies.**

This article shall apply to all lands within the jurisdiction of the City of Springfield, Missouri, identified as numbered and unnumbered A zones and AE zones, on the flood insurance rate map (FIRM) for Greene County, Missouri on map panels 29077C0193F, 29077C0194F, 29077C0213F, 29077C0214F, 29077C0218F, 29077C0219F, 29077C0238F, 29077C0239F, 29077C0243F, 29077C0306F, 29077C0307F, 29077C0309F, 29077C0317F, 29077C0318F, 29077C0319F, 29077C0326F, 29077C0327F, 29077C0328F, 29077C0329F, 29077C0331F, 29077C0332F, 29077C0333F, 29077C0334F, 29077C0336F, 29077C0337F, 29077C0338F, 29077C0339F, 29077C0341F, 29077C0342F, 29077C0343F, 29077C0344F, 29077C0351F, 29077C0352F, 29077C0353F, 29077C0354F, 29077C0356F, 29077C0361F, 29077C0362F, 29077C0363F, 29077C0364F, 29077C0452F, 29077C0456F, 29077C0457F, 29077C0459F, 29077C0476F, 29077C0477F, and 29077C0478F dated September 19, 2025, as amended, and any future revisions thereto. In all areas covered by this article, no development shall be permitted except through the issuance of a floodplain development permit, granted by the city council or its duly designated representative under such safeguards and restrictions as the city council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in division 4.

Sec. 38-1511. Floodplain administrator.

The director of building development services is hereby designated as the floodplain administrator under this article.

Sec. 38-1512. Compliance.

No development located within the special flood hazard areas of this community shall be located, extended, converted, or structurally altered without full compliance with the terms of this article and other applicable regulations.

Sec. 38-1513. Abrogation and greater restrictions.

It is not intended by this article to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article imposes greater restrictions, the provisions of this article shall prevail. All other ordinances inconsistent with this article are hereby repealed to the extent of the inconsistency only.

Sec. 38-1514. Interpretation.

In their interpretation and application, the provisions of this article shall be held to be minimum requirements, shall be liberally construed in favor of the governing body, and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

Sec. 38-1515. Warning and disclaimer of liability.

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions, or the flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This article does not imply that areas outside the floodway and flood fringe or land use permitted within such areas will be free from flooding or flood damage. This article shall not create a liability on the part of the City of Springfield, any officer or employee thereof, for any flood damage that may result from reliance on this article or any administrative decision lawfully made thereunder.

Sec. 38-1516. Severability.

If any section, clause, provision, or portion of this article is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this article shall not be affected thereby.

Secs. 38-1516—38-1519. Reserved.***DIVISION 3. ADMINISTRATION*****Sec. 38-1520. Floodplain development permit.**

A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in section 38-1510. No person, firm, corporation, or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.

Sec. 38-1521. Designation of floodplain administrator.

The director of building development services is hereby appointed to administer and implement the provisions of this article.

Sec. 38-1522. Duties and responsibilities of floodplain administrator.

Duties of the floodplain administrator shall include, but not be limited to:

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- (1) Review of all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this article have been satisfied;
 - (2) Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from federal, state, or local governmental agencies from which prior approval is required by federal, state, or local law;
 - (3) Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;
 - (4) Issue floodplain development permits for all approved applications;
 - (5) Notify adjacent communities and the Missouri State Emergency Management Agency (MO SEMA) to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
 - (6) Assure that the flood carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse;
 - (7) Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;
 - (8) Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved nonresidential structures have been floodproofed;
 - (9) When floodproofing techniques are utilized for a particular nonresidential structure, the floodplain administrator shall require certification from a registered professional engineer or architect.

Sec. 38-1523. Application for floodplain development permit.

To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every floodplain development permit application shall:

- (1) Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
- (2) Identify and describe the work to be covered by the floodplain development permit;
- (3) Indicate the use or occupancy for which the proposed work is intended;
- (4) Indicate the assessed value of the structure and the fair market value of the improvement;
- (5) Specify whether development is located in designated flood fringe or floodway;
- (6) Identify the existing base flood elevation and the elevation of the proposed development;
- (7) Give such other information as reasonably may be required by the floodplain administrator;
- (8) Be accompanied by plans and specifications for proposed construction; and
- (9) Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

Secs. 38-1524—38-1529. Reserved.

DIVISION 4. PROVISIONS FOR FLOOD HAZARD REDUCTION

Sec. 38-1530. General standards.

- (1) No permit for floodplain development shall be granted for new construction, substantial improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A zones and AE zones, unless the conditions of this section are satisfied.
- (2) All areas identified as unnumbered A zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this article. If flood insurance study data is not available, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from federal, state, or other sources.
- (3) Until a floodway is designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within any numbered A zone or AE zones on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- (4) All new construction, subdivision proposals, substantial improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:
 - (a) Design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - (b) Construction with materials resistant to flood damage;
 - (c) Utilization of methods and practices that minimize flood damage;
 - (d) All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - (e) New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and on-site waste disposal systems be located to avoid impairment or contamination; and
 - (f) Subdivision proposals and other proposed new developments, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:
 1. All such proposals are consistent with the need to minimize flood damage;
 2. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
 3. Adequate drainage is provided to reduce exposure to flood hazards; and
 4. All proposals for development, including proposals for manufactured home parks and subdivisions, of five acres or 50 lots, whichever is lesser, include within such proposals base flood elevation data.
- (5) Storage, material, and equipment. The storage and/or processing of materials, including equipment within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life must meet the additional requirements of this section.
 - (a) Facilities established after the effective date of this article:
 1. Storage or processing of materials, including equipment within the special flood hazard may be allowed if placed on fill above the base flood elevation. The placement of the fill must meet the requirements for fill in special flood hazard area.
 - (b) Facilities established prior to the effective date of this article:

-
1. Existing facilities may continue to be used in the special flood hazard area. Any expansion of an existing facility must meet the requirements for a new storage lot.
 2. If an existing facility is abandoned for a period of more than 12 months, it cannot be re-established unless it meets the requirements for a new facility.
- (6) Agricultural structures. Structures used solely for agricultural purposes in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock, may be constructed at-grade and wet-floodproofed provided there is no human habitation or occupancy of the structure; the structure is of single-wall design; there is no permanent retail, wholesale, or manufacturing use included in the structure; a variance has been granted from the floodplain management requirements of this article; and a floodplain development permit has been issued.
- (7) Accessory structures. Structures used solely for parking and limited storage purposes, not attached to any other structure on the site, of limited investment value, and not larger than 400 square feet, may be constructed at-grade and wet-floodproofed provided there is no human habitation or occupancy of the structure; the structure is of single-wall design; a variance has been granted from the standard floodplain management requirements of this article; and a floodplain development permit has been issued.
- (8) Fill Standards. The following standards apply to all fill activities in special-flood-hazard areas:
- (a) Fill sites, upon which structures will be constructed or placed, must be compacted to 95 percent of the maximum density obtainable with the Standard Proctor Test method or an acceptable equivalent method;
 - (b) Fill slopes shall not be steeper than one foot vertical to two feet horizontal;
 - (c) Adequate protection against erosion and scour is provided for fill slopes. When expected velocities during the occurrence of the base flood are greater than five feet per second armoring with stone or rock protection shall be provided. When expected velocities during the base flood are five feet per second or less protection shall be provided by covering them with vegetative cover;
 - (d) Fill shall be composed of clean granular or earthen material.
- (9) Compensatory Storage
- (a) Fill within the special-flood-hazard area shall result in no net loss of natural floodplain storage, or increase in water surface elevations during the base flood.
 - (b) The volume of the loss of floodwater storage due to filling in the special flood hazard area shall be offset by providing an equal volume of flood storage by excavation or other compensatory measures at or adjacent to the development site.

Sec. 38-1531. Specific standards.

- (1) In all areas identified as numbered and unnumbered A zones and AE zones, where base flood elevation data have been provided, as set forth in subsection 38-1530(2), the following provisions are required:
- (a) *Residential construction.* New construction or substantial improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement, and crawlspace, elevated to two feet above base flood elevation.
 - (b) *Nonresidential construction.* New construction or substantial improvement of any commercial, industrial, or other nonresidential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to two feet above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of

this subsection are satisfied. Such certification shall be provided to the floodplain administrator as set forth in subsection 38-1522(9).

- (c) *Other requirements.* New construction and substantial improvements, with fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - 1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided or the use of "engineered vents" in accordance with their listing; and
 - 2. The bottom of all opening shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (d) *Fences.* Fences shall not be constructed within the SFHA in such a manner to impede the flow of floodwaters.

Sec. 38-1532. Manufactured homes.

- (1) All manufactured homes to be placed or substantially improved within all numbered and unnumbered A zones and AE zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
- (2) Require manufactured homes that are placed or substantially improved within numbered or unnumbered A zones and AE zones, on the community's FIRM on sites:
 - (a) Outside of a manufactured home park or subdivision;
 - (b) In a new manufactured home park or subdivision;
 - (c) In an expansion to an existing manufactured home park or subdivision; or
 - (d) In an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood,

be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to two feet above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- (3) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones and AE zones, on the community's FIRM, that are not subject to the provisions of subsection 38-1532(2) of this article, be elevated so that either:
 - (a) The lowest floor of the manufactured home is two feet above the base flood level; or
 - (b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

Sec. 38-1533. Floodway.

Located within areas of special flood hazard established in section 38-1510 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwater that carries debris and potential projectiles, the following provisions shall apply:

- (1) The community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.
- (2) The community shall prohibit any encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (3) If subsection 38-1533(2) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of division 4.
- (4) In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from federal, state, or other sources as set forth in subsection 38-1530(2).

Sec. 38-1534. Recreational vehicles.

Require that recreational vehicles placed on sites within all numbered and unnumbered A zones and AE zones on the community's FIRM either:

- (1) Be on the site for fewer than 180 consecutive days, or
- (2) Be fully licensed and ready for highway use*, or
- (3) Meet the permitting, elevation, and the anchoring requirements for manufactured homes of this article.

Note(s)—* A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

Sec. 38-1535. Areas outside the FEMA designated special flood hazard area (SFHA).

The director of public works shall have the authority to designate areas outside the FEMA designated SFHA which are either unsuitable for development or where the requirements of the SFHA apply. This allows for protection of structures adjacent to the SFHA or in flood-prone areas outside the SFHA.

Secs. 38-1538—38-1539. Reserved.***DIVISION 5. FLOODPLAIN MANAGEMENT VARIANCE PROCEDURES*****Sec. 38-1540. Establishment of appeal board.**

The Administrative Review Committee (ARC) as established by the City of Springfield shall hear and decide appeals and requests for variances from the floodplain management requirements of this article.

Sec. 38-1541. Responsibility of appeal board.

Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the floodplain administrator, the applicant may apply for such floodplain development permit or variance directly to the Administrative Review Committee, as defined in section 38-1540.

The Administrative Review Committee shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this article.

Sec. 38-1542. Further appeals.

Any person aggrieved by the decision of the Administrative Review Committee or any taxpayer may appeal such decision to the Circuit Court of Greene County as provided in RSMo chapter 536.

Sec. 38-1543. Floodplain management variance criteria.

In passing upon such applications for variances, the Administrative Review Committee shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this article, and the following criteria:

- (1) The danger to life and property due to flood damage;
- (2) The danger that materials may be swept onto other lands to the injury of others;
- (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (4) The importance of the services provided by the proposed facility to the community;
- (5) The necessity to the facility of a waterfront location, where applicable;
- (6) The availability of alternative locations, not subject to flood damage, for the proposed use;
- (7) The compatibility of the proposed use with existing and anticipated development;
- (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (10) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters, if applicable, expected at the site; and
- (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

Sec. 38-1544. Conditions for approving floodplain management variances.

- (1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (2) through (6) below have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.
- (2) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places

upon determination provided the proposed activity will not preclude the structure's continued historic designation.

- (3) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall only be issued upon:
 - (a) A showing of good and sufficient cause;
 - (b) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (6) A community shall notify the applicant in writing over the signature of a community official that:
 - (a) The issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage; and
 - (b) Such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions as required by this article.

Sec. 38-1545. Conditions for approving variances for agricultural structures.

Any variance granted for an agricultural structure shall be decided individually based on a case-by-case analysis of the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in sections 38-1543 and 38-1544 of this article.

To minimize flood damage during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for agricultural structures that are constructed at-grade and wet-floodproofed:

- (1) All agricultural structures considered for a variance from the floodplain management regulations of this article shall demonstrate that the varied structure is in wide, expansive floodplain areas and no other alternate location outside of the special flood hazard area exists for the agricultural structure. Residential structures, such as farmhouses, cannot be considered agricultural structures.
- (2) Use of the varied structures must be limited to agricultural purposes in zone AE only as identified on the community's flood insurance rate map (FIRM).
- (3) For any new or substantially damaged agricultural structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with subsection 38-1530(4)(b) of this article.
- (4) The agricultural structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structures in accordance with subsection 38-1530(4)(a) of this article. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
- (5) Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with subsection 38-1530(4)(d) of this article.

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- (6) The agricultural structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with subsection 38-1531(1)(c) of this article.
 - (7) The agricultural structures must comply with the floodplain management floodway encroachment provisions of subsection 38-1533(2) of this article. No variances may be issued for agricultural structures within any designated floodway, if any increase in flood levels would result during the 100-year flood.
 - (8) Major equipment, machinery, or other contents must be protected from any flood damage.
 - (9) No disaster relief assistance under any program administered by any federal agency shall be paid for any repair or restoration costs of the agricultural structures.
 - (10) A community shall notify the applicant in writing over the signature of a community official that:
 - (a) The issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance amounts as high as \$25.00 for \$100.00 of insurance coverage; and
 - (b) Such construction below the base flood level increases risks to life and property.Such notification shall be maintained with the record of all variance actions as required by this article.
 - (11) Wet-floodproofing construction techniques must be reviewed and approved by the community and a registered professional engineer or architect prior to the issuance of any floodplain development permit for construction.

Sec. 38-1546. Conditions for approving variances for accessory structures.

Any variance granted for an accessory structure shall be decided individually based on a case-by-case analysis of the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in sections 38-1543 and 38-1544 of this article.

To minimize flood damage during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for accessory structures that are constructed at-grade and wet-floodproofed.

- (1) Use of the accessory structures must be solely for parking and limited storage purposes in zone AE only as identified on the community's flood insurance rate map (FIRM).
- (2) For any new or substantially damaged accessory structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with subsection 38-1530(4)(b) of this article.
- (3) The accessory structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structure in accordance with subsection 38-1530(4)(a) of this article. All the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
- (4) Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with subsection 38-1530(4)(d) of this article.
- (5) The accessory structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with subsection 38-1531(1)(c) of this article.

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- (6) The accessory structures must comply with the floodplain management floodway encroachment provisions of subsection 38-1533(2) of this article. No variances may be issued for accessory structures within any designated floodway, if any increase in flood levels would result during the 100-year flood.
 - (7) Equipment, machinery, or other contents must be protected from any flood damage.
 - (8) No disaster relief assistance under any program administered by any federal agency shall be paid for any repair or restoration costs of the accessory structures.
 - (9) A community shall notify the applicant in writing over the signature of a community official that:
 - (a) The issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance amounts as high as \$25.00 for \$100.00 of insurance coverage; and
 - (b) Such construction below the base flood level increases risks to life and property.Such notification shall be maintained with the record of all variance actions as required by this article.
 - (10) Wet-floodproofing construction techniques must be reviewed and approved by the community and registered professional engineer or architect prior to the issuance of any floodplain development permit for construction.

Secs. 38-1547—38-1549. Reserved.

DIVISION 6. PENALTIES FOR VIOLATION

Sec. 38-1550. Penalties for violation.

Violation of the provisions of this article or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this article or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Springfield or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Secs. 38-1551—38-1559. Reserved.

DIVISION 7. AMENDMENTS

Sec. 38-1560. Amendments.

The regulations, restrictions, and boundaries set forth in this article may from time to time be amended, supplemented, changed, or repealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Springfield. At least 20 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Region VII Office of the Federal Emergency Management Agency (FEMA). The regulations of this article follow the National Flood Insurance Program (NFIP) regulations.

Secs. 38-1561—38-1569. Reserved.

DIVISION 8. DEFINITIONS

Sec. 38-1570. Definitions.

Unless specifically defined below, words or phrases used in this article shall be interpreted to give them the same meaning they have in common usage and to give this article its most reasonable application.

100-year flood. See "base flood."

Accessory structure means the same as "appurtenant structure."

Actuarial rates. See "risk premium rates."

Administrator means the Federal Insurance Administrator.

Agency means the Federal Emergency Management Agency (FEMA).

Agricultural commodities means agricultural products and livestock.

Agricultural structure means any structure used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities.

Appeal means a request for review of the floodplain administrator's interpretation of any provision of this article or a request for a variance.

Appurtenant structure means a structure that is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

Area of special flood hazard means the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

Base flood means the flood having a one-percent chance of being equaled or exceeded in any given year.

Basement means any area of the structure having its floor subgrade (below ground level) on all sides.

Building. See "structure."

Chief executive officer or *chief elected official* means the official of the community who is charged with the authority to implement and administer laws, ordinances, and regulations for that community.

Community means any state or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Development means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, fencing, excavation or drilling operations, or storage of equipment or materials.

Elevated building means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Eligible community or *participating community* means a community for which the administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

Existing construction means for the purpose of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at

a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland; and/or
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

Flood elevation determination means a determination by the administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood elevation study means an examination, evaluation and determination of flood hazards.

Flood fringe means the area outside the floodway encroachment lines, but still subject to inundation by the regulatory flood.

Flood insurance rate map (FIRM) means an official map of a community, on which the administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source. (See "flooding.")

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works, and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of police power. The term describes such state or local regulations, in any combination thereof that provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.

Floodway or regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway encroachment lines means the lines marking the limits of floodways on federal, state and local floodplain maps.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

Functionally dependent use means a use that cannot perform its intended purpose unless it is located or carried out near water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either (1) by an approved state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the Interior in states without approved programs.

Lowest floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built to render the structure in violation of the applicable floodproofing design requirements of this article.

Manufactured home means a structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map means the flood insurance rate map (FIRM) for a community issued by the Federal Emergency Management Agency (FEMA).

Market value or *fair market value* means an estimate of what is fair, economic, just and equitable value under normal local market conditions.

Mean sea level means, for purposes of the National Flood Insurance Program (NFIP), the North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's flood insurance rate map (FIRM) are referenced.

New construction means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

NFIP means the National Flood Insurance Program (NFIP).

Participating community also known as an "eligible community," means a community in which the administrator has authorized the sale of flood insurance.

Person includes any individual or group of individuals, corporation, partnership, association, or any other entity, including federal, state, and local governments and agencies.

Principally above ground means that at least 51 percent of the actual cash value of the structure, less land value, is above ground.

Recreational vehicle means a vehicle which is:

- (a) Built on a single chassis;
- (b) Four hundred square feet or less when measured at the largest horizontal projections;
- (c) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Remedy a violation means to bring the structure or other development into compliance with federal, state, or local floodplain management regulations; or, if this is not possible, to reduce the impacts of its noncompliance.

Repetitive loss means flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Risk premium rates means those rates established by the administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. "Risk premium rates" include provisions for operating costs and allowances.

Special flood hazard area: See "area of special flood hazard."

Special hazard area means an area having special flood hazards and shown on a FIRM as zones (numbered or unnumbered) A and AE.

Start of construction includes "substantial improvements", and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvements were within 180 days of the permit date. The "actual start" means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the "actual start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State coordinating agency means that agency of the state government, or other office designated by the governor of the state or by state statute at the request of the administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that state.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. "Structure" for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building during construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term includes "repetitive loss" buildings (see definition).

For the purposes of this definition, "repair" is considered to occur when the first repair or reconstruction of any wall, ceiling, floor, or other structural part of the building commences.

The term does not apply to:

- (a) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the code enforcement official, and which are solely necessary to assure safe living conditions, or
- (b) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure", or
- (c) Any improvement to a building.

Substantial improvement means any combination of reconstruction, alteration, or improvement to a building, taking place during a ten-year period, in which the cumulative percentage of improvement equals or exceeds 50 percent of the current market value of the building. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures that have incurred "repetitive loss" or "substantial damage", regardless of the actual repair work done.

The term does not apply to:

- (a) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the code enforcement official, and which are solely necessary to assure safe living conditions, or
- (b) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure", or
- (c) Any building that has been damaged from any source or is categorized as repetitive loss.

Substantially improved existing manufactured home parks or subdivisions where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance means a grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this article is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum where specified) of floods of various magnitudes and frequencies in the floodplain.

ARTICLE XV. FLOODPLAIN MANAGEMENT

DIVISION 1. STATUTORY AUTHORIZATION, FINDINGS OF FACT, AND PURPOSES

Sec. ~~3638-1715~~00. Statutory authorization.

The Legislature of the State of Missouri has in RSMo § 809.020 delegates the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety, and general welfare to local governmental units. Therefore, the city council of the City of Springfield, Missouri ordains as follows:

Sec. ~~3638-1715~~01. Findings of fact.

- (1) *Flood losses resulting from periodic inundation.* The special flood hazard areas of the City of Springfield, Missouri are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.
- (2) *General causes of the flood losses.* These flood losses are caused by:
 - (a) The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and
 - (b) The occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damages.
- (3) *Methods used to analyze flood hazards.* The flood insurance study (FIS) that is the basis of this article uses a standard engineering method of analyzing flood hazards which consist of a series of interrelated steps.
 - (a) Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this article is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this article. It is in the general order of a flood which could be expected to have a one-percent chance of occurrence in any one year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials dated ~~December 17, 2010~~ September 19, 2025, as amended, and any future revisions thereto.
 - (b) Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
 - (c) Computation of a floodway required to convey this flood without increasing flood heights more than one foot at any point.
 - (d) Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.
 - (e) Delineation of flood fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.

Sec. ~~3638-1715~~02. Statement of purpose.

It is the purpose of this article to promote the public health, safety, and general welfare; to minimize those losses described in subsection ~~3638-1715~~01(2); to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this article to:

- (1) Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities;
- (2) Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and
- (3) Protect individuals from buying lands ~~that are~~ unsuited for the intended development purposes due to the flood hazard.

Secs. ~~3638-1715~~03—~~3638-1715~~09. Reserved.***DIVISION 2. GENERAL PROVISIONS*****Sec. ~~3638-1715~~10. Lands to which article applies.**

This article shall apply to all lands within the jurisdiction of the City of Springfield, Missouri, identified as numbered and unnumbered A zones and AE zones, on the flood insurance rate map (FIRM) for Greene County, Missouri on map panels 29077C0193~~FE~~, 29077C0194~~FE~~, 29077C0213~~FE~~, 29077C0214~~FE~~, 29077C0218~~FE~~, 29077C0219~~FE~~, 29077C0238~~FE~~, 29077C0239~~FE~~, 29077C0243~~FE~~, 29077C0306~~FE~~, 29077C0307~~FE~~, 29077C0309~~FE~~, 29077C0317~~FE~~, 29077C0318~~FE~~, 29077C0319~~FE~~, 29077C0326~~FE~~, 29077C0327~~FE~~, 29077C0328~~FE~~, 29077C0329~~FE~~, 29077C0331~~FE~~, 29077C0332~~FE~~, 29077C0333~~FE~~, 29077C0334~~FE~~, 29077C0336~~FE~~, 29077C0337~~FE~~, 29077C0338~~FE~~, 29077C0339~~FE~~, 29077C0341~~FE~~, 29077C0342~~FE~~, 29077C0343~~FE~~, 29077C0344~~FE~~, 29077C0351~~FE~~, 29077C0352~~FE~~, 29077C0353~~FE~~, 29077C0354~~FE~~, 29077C0356~~FE~~, 29077C0361~~FE~~, 29077C0362~~FE~~, 29077C0363~~FE~~, 29077C0364~~FE~~, 29077C0452~~FE~~, 29077C0456~~FE~~, 29077C0457~~FE~~, 29077C0459~~FE~~, 29077C0476~~FE~~, 29077C0477~~FE~~, and 29077C0478~~FE~~ dated ~~December 17, 2010~~ September 19, 2025, as amended, and any future revisions thereto. In all areas covered by this article, no development shall be permitted except through the issuance of a floodplain development permit, granted by the city council or its duly designated representative under such safeguards and restrictions as the city council or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in division 4.

Sec. ~~3638-1715~~11. Floodplain administrator.

The director of building development services is hereby designated as the floodplain administrator under this article.

Sec. ~~3638-1715~~12. Compliance.

No development located within the special flood hazard areas of this community shall be located, extended, converted, or structurally altered without full compliance with the terms of this article and other applicable regulations.

Sec. ~~3638-1715~~13. Abrogation and greater restrictions.

It is not intended by this article to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this article imposes greater restrictions, the provisions of this article shall prevail. All other ordinances inconsistent with this article are hereby repealed to the extent of the inconsistency only.

Sec. ~~3638-1715~~14. Interpretation.

In their interpretation and application, the provisions of this article shall be held to be minimum requirements, shall be liberally construed in favor of the governing body, and shall not be deemed a limitation or repeal of any other powers granted by state statutes.

Sec. ~~3638-1715~~15. Warning and disclaimer of liability.

The degree of flood protection required by this article is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions, or the flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This article does not imply that areas outside the floodway and flood fringe or land uses permitted within such areas will be free from flooding or flood damage. This article shall not create a liability on the part of the City of Springfield, any officer or employee thereof, for any flood damages that may result from reliance on this article or any administrative decision lawfully made thereunder.

Sec. ~~3638-1715~~16. Severability.

If any section, clause, provision, or portion of this article is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this article shall not be affected thereby.

Secs. ~~3638-1715~~16—~~3638-1715~~19. Reserved.

DIVISION 3. ADMINISTRATION

Sec. ~~3638-1715~~20. Floodplain development permit.

A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in section ~~3638-1715~~10. No person, firm, corporation, or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.

Sec. ~~3638-1715~~21. Designation of floodplain administrator.

The director of building development services is hereby appointed to administer and implement the provisions of this article.

Sec. ~~3638-1715~~22. Duties and responsibilities of floodplain administrator.

Duties of the floodplain administrator shall include, but not be limited to:

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- (1) Review of all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this article have been satisfied;
 - (2) Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from federal, state, or local governmental agencies from which prior approval is required by federal, state, or local law;
 - (3) Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;
 - (4) Issue floodplain development permits for all approved applications;
 - (5) ~~Notify~~ adjacent communities and the Missouri State Emergency Management Agency (MO SEMA) to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
 - (6) ~~Assure~~ that the flood carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse;
 - (7) Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;
 - (8) Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved nonresidential structures have been floodproofed;
 - (9) When floodproofing techniques are utilized for a particular nonresidential structure, the floodplain administrator shall require certification from a registered professional engineer or architect.

Sec. ~~3638-1715~~23. Application for floodplain development permit.

To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every floodplain development permit application shall:

- (1) Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
- (2) Identify and describe the work to be covered by the floodplain development permit;
- (3) Indicate the use or occupancy for which the proposed work is intended;
- (4) Indicate the assessed value of the structure and the fair market value of the improvement;
- (5) Specify whether development is located in designated flood fringe or floodway;
- (6) Identify the existing base flood elevation and the elevation of the proposed development;
- (7) Give such other information as reasonably may be required by the floodplain administrator;
- (8) Be accompanied by plans and specifications for proposed construction; and
- (9) Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

Secs. ~~3638-1715~~24—~~3638-1715~~29. Reserved.

DIVISION 4. PROVISIONS FOR FLOOD HAZARD REDUCTION

Sec. ~~3638-1715~~30. General standards.

- (1) No permit for floodplain development shall be granted for new construction, substantial improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A zones and AE zones, unless the conditions of this section are satisfied.
- (2) All areas identified as unnumbered A zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this article. If flood insurance study data is not available, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from federal, state, or other sources.
- (3) Until a floodway is designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within any numbered A zone or AE zones on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- (4) All new construction, subdivision proposals, substantial improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:
 - (a) Design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
 - (b) Construction with materials resistant to flood damage;
 - (c) Utilization of methods and practices that minimize flood damages;
 - (d) All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - (e) New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and on-site waste disposal systems be located ~~so as~~ to avoid impairment or contamination; and
 - (f) Subdivision proposals and other proposed new developments, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:
 1. All such proposals are consistent with the need to minimize flood damage;
 2. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
 3. Adequate drainage is provided so as ~~to~~ reduce exposure to flood hazards; and
 4. All proposals for development, including proposals for manufactured home parks and subdivisions, of five acres or 50 lots, whichever is lesser, include within such proposals base flood elevation data.
- (5) Storage, material, and equipment. The storage and/or processing of materials, including equipment within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life must meet the additional requirements of this section.
 - (a) Facilities established after the effective date of this article:

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1. Storage or processing of materials, including equipment within the special flood hazard may be allowed if placed on fill above the base flood elevation. The placement of the fill must meet the requirements for fill in special flood hazard area.
 - (b) Facilities established prior to the effective date of this article:
 1. Existing facilities may continue to be used in the special flood hazard area. Any expansion of an existing facility must meet the requirements for a new storage lot.
 2. If an existing facility is abandoned for a period of more than 12 months, it cannot be re-established unless it meets the requirements for a new facility.
 - (6) Agricultural structures. Structures used solely for agricultural purposes in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock, may be constructed at-grade and wet-floodproofed provided there is no human habitation or occupancy of the structure; the structure is of single-wall design; there is no permanent retail, wholesale, or manufacturing use included in the structure; a variance has been granted from the floodplain management requirements of this article; and a floodplain development permit has been issued.
 - (7) Accessory structures. Structures used solely for parking and limited storage purposes, not attached to any other structure on the site, of limited investment value, and not larger than 400 square feet, may be constructed at-grade and wet-floodproofed provided there is no human habitation or occupancy of the structure; the structure is of single-wall design; a variance has been granted from the standard floodplain management requirements of this article; and a floodplain development permit has been issued.

Sec. ~~3638-1715~~31. Specific standards.

- (1) In all areas identified as numbered and unnumbered A zones and AE zones, where base flood elevation data have been provided, as set forth in subsection ~~3638-1715~~30(2), the following provisions are required:
 - (a) *Residential construction.* New construction or substantial improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to two feet above base flood elevation. For structures with a crawlspace, the floor of the crawlspace shall be equal to or higher than the outside finished grade on at least one side.
 - (b) *Nonresidential construction.* New construction or substantial improvement of any commercial, industrial, or other nonresidential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to two feet above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied. Such certification shall be provided to the floodplain administrator as set forth in subsection ~~3638-1715~~22(9).
 - (c) ~~{Other requirements.}~~ Require, for all nN New construction and substantial improvements, ~~that with~~ fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 1. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided or the use of "engineered vents" in accordance with their listing; and

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2. The bottom of all opening shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(d) ~~Fences.~~ Fences shall not be constructed within the SFHA in such a manner to impede the flow of floodwaters.

Sec. ~~3638-1715~~32. Manufactured homes.

- (1) All manufactured homes to be placed within all numbered and unnumbered A zones and AE zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.
- (2) Require manufactured homes that are placed or substantially improved within numbered or unnumbered A zones and AE zones, on the community's FIRM on sites:
 - (a) Outside of a manufactured home park or subdivision;
 - (b) In a new manufactured home park or subdivision;
 - (c) In an expansion to an~~e~~ existing manufactured home park or subdivision; or
 - (d) In an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood,

be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to two feet above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- (3) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones and AE zones, on the community's FIRM, that are not subject to the provisions of subsection ~~3638-1715~~32(2) of this article, be elevated so that either:
 - (a) The lowest floor of the manufactured home is ~~at~~ two feet above the base flood level; or
 - (b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

Sec. ~~3638-1715~~33. Floodway.

Located within areas of special flood hazard established in section ~~3638-1715~~10 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters~~s~~ that ~~carry~~carries debris and potential projectiles, the following provisions shall apply:

- (1) The community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.
- (2) The community shall prohibit any encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard

engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

- (3) If subsection ~~3638-1715~~33(2) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of division 4.
- (4) In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from federal, state, or other sources as set forth in subsection ~~3638-1715~~30(2).

Sec. ~~3638-1715~~34. Recreational vehicles.

Require that recreational vehicles placed on sites within all numbered and unnumbered A zones and AE zones on the community's FIRM either:

- (1) Be on the site for fewer than 180 consecutive days, or
- (2) Be fully licensed and ready for highway use*, or
- (3) Meet the permitting, elevation, and the anchoring requirements for manufactured homes of this article.

Note(s)—* A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

Sec. ~~3638-1715~~35. Areas outside the FEMA designated special flood hazard area (SFHA).

The director of public works shall have the authority to designate areas outside the FEMA designated SFHA which are either unsuitable for development or where the requirements of the SFHA apply. This allows for protection of structures adjacent to the SFHA or in flood-prone areas outside the SFHA.

Secs. ~~3638-1715~~~~3638~~—~~3638-1715~~39. Reserved.

DIVISION 5. FLOODPLAIN MANAGEMENT VARIANCE PROCEDURES

Sec. ~~3638-1715~~40. Establishment of appeal board.

The ~~Administrative Review Committee (ARC)~~~~board of building and housing appeals~~ as established by the City of Springfield shall hear and decide appeals and requests for variances from the floodplain management requirements of this article.

Sec. ~~3638-1715~~41. Responsibility of appeal board.

Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the floodplain administrator, the applicant may apply for such floodplain development permit or variance directly to the ~~Administrative Review Committee~~~~board of building and housing appeals~~, as defined in section ~~3638-1715~~40.

The ~~Administrative Review Committee~~~~board of building and housing appeals~~ shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this article.

Sec. ~~3638-1715~~42. Further appeals.

Any person aggrieved by the decision of the ~~Administrative Review Committee~~ board of building and housing appeals or any taxpayer may appeal such decision to the Circuit Court of Greene County as provided in RSMo chapter 536.

Sec. ~~3638-1715~~43. Floodplain management variance criteria.

In passing upon such applications for variances, the ~~Administrative Review Committee~~ board of building and housing appeals shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this article, and the following criteria:

- (1) The danger to life and property due to flood damage;
- (2) The danger that materials may be swept onto other lands to the injury of others;
- (3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (4) The importance of the services provided by the proposed facility to the community;
- (5) The necessity to the facility of a waterfront location, where applicable;
- (6) The availability of alternative locations, not subject to flood damage, for the proposed use;
- (7) The compatibility of the proposed use with existing and anticipated development;
- (8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (9) The safety of access to the property in times of flood for ordinary and emergency vehicles;
- (10) The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters, if applicable, expected at the site; and
- (11) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

Sec. ~~3638-1715~~44. Conditions for approving floodplain management variances.

- (1) Generally, variances may be issued for new construction and substantial ~~improvements~~ to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (2) through (6) below have been fully considered. As the lot size increases beyond ~~the~~ one-half acre, the technical justification required for issuing the variance increases.
- (2) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination provided the proposed activity will not preclude the structure's continued historic designation.
- (3) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

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- (5) Variances shall only be issued upon:
- (a) A showing of good and sufficient cause;
 - (b) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (6) A community shall notify the applicant in writing over the signature of a community official that:
- (a) The issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25.00 for \$100.00 of insurance coverage; and
 - (b) Such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions as required by this article.

Sec. ~~3638-1715~~45. Conditions for approving variances for agricultural structures.

Any variance granted for an agricultural structure shall be decided individually based on a case-by-case analysis of the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in sections ~~3638-1715~~43 and ~~3638-1715~~44 of this article.

~~In order to~~To minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for agricultural structures that are constructed at-grade and wet-floodproofed:

- (1) All agricultural structures considered for a variance from the floodplain management regulations of this article shall demonstrate that the varied structure is ~~located~~ in wide, expansive floodplain areas and no other alternate location outside of the special flood hazard area exists for the agricultural structure. Residential structures, such as farm-houses, cannot be considered agricultural structures.
- (2) Use of the varied structures must be limited to agricultural purposes in zone ~~A~~E only as identified on the community's flood insurance rate map (FIRM).
- (3) For any new or substantially damaged agricultural structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with subsection ~~3638-1715~~30(4)(b) of this article.
- (4) The agricultural structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structures in accordance with subsection ~~3638-1715~~30(4)(a) of this article. All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
- (5) Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with subsection ~~3638-1715~~30(4)(d) of this article.
- (6) The agricultural structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with subsection ~~3638-1715~~31(1)(c) of this article.

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- (7) The agricultural structures must comply with the floodplain management floodway encroachment provisions of subsection ~~3638-1715~~33(2) of this article. No variances may be issued for agricultural structures within any designated floodway, if any increase in flood levels would result during the 100-year flood.
 - (8) Major equipment, machinery, or other contents must be protected from any flood damage.
 - (9) No disaster relief assistance under any program administered by any federal agency shall be paid for any repair or restoration costs of the agricultural structures.
 - (10) A community shall notify the applicant in writing over the signature of a community official that:
 - (a) The issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance ~~_up to_~~ amounts as high as \$25.00 for \$100.00 of insurance coverage; and
 - (b) Such construction below the base flood level increases risks to life and property.Such notification shall be maintained with the record of all variance actions as required by this article.
 - (11) Wet-floodproofing construction techniques must be reviewed and approved by the community and a registered professional engineer or architect prior to the issuance of any floodplain development permit for construction.

Sec. ~~3638-1715~~46. Conditions for approving variances for accessory structures.

Any variance granted for an accessory structure shall be decided individually based on a case-by-case analysis of the building's unique circumstances. Variances granted shall meet the following conditions as well as those criteria and conditions set forth in sections ~~3638-1715~~43 and ~~3638-1715~~44 of this article.

~~In order to~~To minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for accessory structures that are constructed at-grade and wet-floodproofed.

- (1) Use of the accessory structures must be solely for parking and limited storage purposes in zone ~~A~~E only as identified on the community's flood insurance rate map (FIRM).
- (2) For any new or substantially damaged accessory structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood-resistant materials in accordance with subsection ~~3638-1715~~30(4)(b) of this article.
- (3) The accessory structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structure in accordance with subsection ~~3638-1715~~30(4)(a) of this article. All ~~of~~ the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
- (4) Any mechanical, electrical, or other utility equipment must be located above the base flood elevation or floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions in accordance with subsection ~~3638-1715~~30(4)(d) of this article.
- (5) The accessory structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with subsection ~~3638-1715~~31(1)(c) of this article.

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- (6) The accessory structures must comply with the floodplain management floodway encroachment provisions of subsection ~~3638-1715~~33(2) of this article. No variances may be issued for accessory structures within any designated floodway, if any increase in flood levels would result during the 100-year flood.
 - (7) Equipment, machinery, or other contents must be protected from any flood damage.
 - (8) No disaster relief assistance under any program administered by any federal agency shall be paid for any repair or restoration costs of the accessory structures.
 - (9) A community shall notify the applicant in writing over the signature of a community official that:
 - (a) The issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance ~~up to~~ amounts as high as \$25.00 for \$100.00 of insurance coverage; and
 - (b) Such construction below the base flood level increases risks to life and property.Such notification shall be maintained with the record of all variance actions as required by this article.
 - (10) Wet-floodproofing construction techniques must be reviewed and approved by the community and registered professional engineer or architect prior to the issuance of any floodplain development permit for construction.

Secs. ~~3638-1715~~47—~~3638-1715~~49. Reserved.

DIVISION 6. PENALTIES FOR VIOLATION

Sec. ~~3638-1715~~50. Penalties for violation.

Violation of the provisions of this article or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this article or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than \$500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Springfield or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Secs. ~~3638-1715~~51—~~3638-1715~~59. Reserved.

DIVISION 7. AMENDMENTS

Sec. ~~3638-1715~~60. Amendments.

The regulations, restrictions, and boundaries set forth in this article may from time to time be amended, supplemented, changed, or repealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Springfield. At least 20 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the

Region VII Office of the Federal Emergency Management Agency (FEMA). The regulations of this article ~~are in compliance with~~ follow the National Flood Insurance Program (NFIP) regulations.

Secs. ~~3638-1715~~61—~~3638-1715~~69. Reserved.

DIVISION 8. DEFINITIONS

Sec. ~~3638-1715~~70. Definitions.

Unless specifically defined below, words or phrases used in this article shall be interpreted ~~so as~~ to give them the same meaning they have in common usage and to give this article its most reasonable application.

100-year flood. See "base flood."

Accessory structure means the same as "appurtenant structure."

Actuarial rates. See "risk premium rates."

Administrator means the Federal Insurance Administrator.

Agency means the Federal Emergency Management Agency (FEMA).

Agricultural commodities means agricultural products and livestock.

Agricultural structure means any structure used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities.

Appeal means a request for review of the floodplain administrator's interpretation of any provision of this article or a request for a variance.

Appurtenant structure means a structure that is on the same parcel of property as the principal ~~alle~~ structure to be insured and the use of which is incidental to the use of the principal structure.

Area of special flood hazard means the land in the floodplain within a community subject to a one ~~_~~-percent or greater chance of flooding in any given year.

Base flood means the flood having a one-percent chance of being equaled or exceeded in any given year.

Basement means any area of the structure having its floor subgrade (below ground level) on all sides.

Building. See "structure."

Chief executive officer or chief elected official means the official of the community who is charged with the authority to implement and administer laws, ordinances, and regulations for that community.

Community means any state or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Development means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, fencing, excavation or drilling operations, or storage of equipment or materials.

Elevated building means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Eligible community or participating community means a community for which the administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

Existing construction means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) The overflow of inland; and/or
- (2) The unusual and rapid accumulation or runoff of surface waters from any source.

~~*Flood boundary and floodway map (FBFM)* means an official map of a community on which the administrator has delineated both special flood hazard areas and the designated regulatory floodway.~~

Flood elevation determination means a determination by the administrator of the water surface elevations of the base flood, that is, the flood level that has a one-percent or greater chance of occurrence in any given year.

Flood elevation study means an examination, evaluation and determination of flood hazards.

Flood fringe means the area outside the floodway encroachment lines, but still subject to inundation by the regulatory flood.

~~*Flood hazard boundary map (FHBM)* means an official map of a community, issued by the administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A zones.~~

Flood insurance rate map (FIRM) means an official map of a community, on which the administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source. (See "flooding.")

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works, and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of police power. The term describes such state or local regulations, in any combination thereof that provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.

Floodway or regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved ~~in order~~ to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway encroachment lines means the lines marking the limits of floodways on federal, state and local floodplain maps.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

Functionally dependent use means a use that cannot perform its intended purpose unless it is located or carried out ~~in close proximity to~~ near water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either (1) by an approved state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the Interior in states without approved programs.

Lowest floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built ~~so as~~ to render the structure in violation of the applicable floodproofing design requirements of this article.

Manufactured home means a structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map means the ~~flood hazard boundary map (FHBM),~~ flood insurance rate map (FIRM), ~~or the flood boundary and floodway map (FBFM)~~ for a community issued by the Federal Emergency Management Agency (FEMA).

Market value or fair market value means an estimate of what is fair, economic, just and equitable value under normal local market conditions.

Mean sea level means, for purposes of the National Flood Insurance Program (NFIP), the ~~National Geodetic~~ [North American](#) Vertical Datum (~~NGVD~~[NAVD](#)) of ~~1929~~[1988](#) or other datum, to which base flood elevations shown on a community's flood insurance rate map (FIRM) are referenced.

New construction means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

NFIP means the National Flood Insurance Program (NFIP).

Participating community also known as an "eligible community," means a community in which the administrator has authorized the sale of flood insurance.

Person includes any individual or group of individuals, corporation, partnership, association, or any other entity, including federal, state, and local governments and agencies.

Principally above ground means that at least 51 percent of the actual cash value of the structure, less land value, is above ground.

Recreational vehicle means a vehicle which is:

- (a) Built on a single chassis;
- (b) Four hundred square feet or less when measured at the largest horizontal projections;
- (c) Designed to be self-propelled or permanently towable by a light-duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Remedy a violation means to bring the structure or other development into compliance with federal, state, or local floodplain management regulations; or, if this is not possible, to reduce the impacts of its noncompliance.

Repetitive loss means flood-related damages sustained by a structure on two separate occasions during a ten-year period for which the cost of repairs at the time of each such flood event, equals or exceeds 25 percent of the market value of the structure before the damage occurred.

Risk premium rates means those rates established by the administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. "Risk premium rates" include provisions for operating costs and allowances.

Special flood hazard area: See "area of special flood hazard."

Special hazard area means an area having special flood hazards and shown on an ~~n-FIRM~~, FIRM ~~or FIRM~~ as zones (numbered or unnumbered) A and AE.

Start of construction includes "substantial improvements", and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvements were within 180 days of the permit date. The "actual start" means either the first placement

of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the "actual start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State coordinating agency means that agency of the state government, or other office designated by the governor of the state or by state statute at the request of the administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that state.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. "Structure" for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building ~~while in the course of~~during construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term includes "repetitive loss" buildings (see definition).

For the purposes of this definition, "repair" is considered to occur when the first repair or reconstruction of any wall, ceiling, floor, or other structural part of the building commences.

The term does not apply to:

- (a) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the code enforcement official, and which are solely necessary to assure safe living conditions, or
- (b) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure", or
- (c) Any improvement to a building.

Substantial improvement means any combination of reconstruction, alteration, or improvement to a building, taking place during a ten-year period, in which the cumulative percentage of improvement equals or exceeds 50 percent of the current market value of the building. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures, ~~which that~~ have incurred "repetitive loss" or "substantial damage", regardless of the actual repair work done.

The term does not apply to:

- (a) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the code enforcement official, and which are solely necessary to assure safe living conditions, or
- (b) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure", or
- (c) Any building that has been damaged from any source or is categorized as repetitive loss.

Substantially improved existing manufactured home parks or subdivisions where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Variance means a grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this article is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the ~~National Geodetic~~[North American](#) Vertical Datum (~~NGVD~~[NAVD](#)) of ~~1929~~[1988](#) (or other datum where specified) of floods of various magnitudes and frequencies in the floodplain.

TABLE OF HISTORY

[Editor's Note: Article XVII, Floodplain, was moved from Article V.]

General Ordinance	Passed	Subject
4026	April 19, 1989	Added Floodplain Resistant Construction to Article V and amended City Code Ch. 8 to remove Building Restrictions in Floodplains.
5907	November 1, 2010	Repealed existing provisions in G.O. 4026 relating to floodplain management regulation and enacting new regulations consistent with FEMA's model ordinance.



EXPLANATION TO COUNCIL BILL 2025-142 (JENSON)

FILED: 05/28/2025

ORIGINATING DEPARTMENT: Environmental Services

TITLE: A special ordinance approving the purchase of real property, commonly known as 4455 West Farm Road 168, for use as buffer land adjacent to the Southwest Wastewater Treatment Plant; and authorizing the City Manager, or designee, to enter a contract and do those things necessary to acquire said property.

PURPOSE: To approve the purchase of one parcel of property addressed as 4455 W. Rountree Road, using funds appropriated within the 2024-25 Environmental Services Clean Water Enterprise Fund budget, for use as buffer land adjacent to Southwest Wastewater Treatment Plant ("SWTP") and to authorize the City Manager, or designee, to enter a contract and do all things necessary for said property acquisition.

BACKGROUND INFORMATION: The City has previously determined that establishing buffer land between the SWTP and adjacent private property is desirable to minimize any impacts of treatment operations on adjacent property and has sought to acquire, as opportunities arise, land parcels for this purpose. The buffer area already owned by the city is depicted in "Exhibit A."

Recently, a parcel that is located within this area and is contiguous to properties already owned by the City of Springfield was listed for sale ("Exhibit B"). After subsequent negotiations with the property owner, the city has reached an agreement, pending Council approval, on the terms to purchase this parcel ("Exhibit C"). This acquisition would not expand the limits of the buffer area, rather it would allow infill within the established buffer boundary and enhance the City's contiguous control within the buffer area.

The property is being acquired for \$23,000 and the purchase price can be paid through use of funds budgeted for such purpose of Land Acquisition and included in the 2024-2025 Clean Water Enterprise Fund of Environmental Services.

The property is intended to be used as buffer land for the SWTP and any other additional productive use as determined by the City.

REMARKS: The Department of Environmental Services recommends approval of this Council bill.

Submitted By: Ron Petering, Assistant Director of Environmental Services

Authorized for inclusion on the agenda pursuant to City Code section 2-33:



Maurice S. Jones, Deputy City Manager 6/18/2025

- Attachments:**
1. SWTP Buffer Prop Acquisition_ord
 2. SWTP Buffer Prop Acquisition_ExhA_Agree (1)
 3. SWTP Buffer Prop Acquisition_ExhB_Map (2)
 4. SWTP Buffer Prop Acquisition_ExhC_Map

One-rdg. _____
P. Hrngs. _____
Pgs. _____ 19
Filed: _____ 06-17-25

Sponsored by: _____ Jenson _____

First Reading: _____ Second Reading: _____

COUNCIL BILL _____ 2025-142 _____ SPECIAL ORDINANCE _____

AN ORDINANCE

1 APPROVING the purchase of real property, commonly known as 4455 West
2 Farm Road 168, for use as buffer land adjacent to the Southwest
3 Wastewater Treatment Plant; and authorizing the City Manager, or
4 designee, to enter a contract and do those things necessary to
5 acquire said property.
6 _____
7

8 WHEREAS, the City has previously determined that establishing buffer land
9 between the Southwest Wastewater Treatment Plant ("SWTP") and adjacent private
10 property is desirable to minimize any impacts of wastewater treatment operations to
11 adjacent property and has previously acquired properties, as opportunities arise, for this
12 purpose; and
13

14 WHEREAS, a property, identified as 4455 W. Farm Road 168 (88-18-07-100-
15 005), which is adjacent and contiguous to other city owned property within the buffer area,
16 was recently listed for sale and an agreement has subsequently been negotiated for
17 acquisition of the property for \$23,000, contingent upon Council approval; and
18

19 WHEREAS, the acquisition of the proposed property has been evaluated and
20 approved by Planning and Zoning, and the acquisition of the property within the buffer
21 area has been included in the City Capital Improvement Program; and
22

23 WHEREAS, appropriate funds remain unencumbered within the Clean Water
24 Enterprise Fund budget of the Department of Environmental Services for Fiscal Year
25 2024-2025 and have been approved for use in executing this purchase.
26

27 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
28 SPRINGFIELD, MISSOURI, as follows, that:
29

30 Section 1 – The City Manager, or designee, is hereby authorized to enter into a
31 contract with Jason and Aurelia Stratton for the purchase of property commonly known as
32 4455 W. Farm Road 168, in Greene County, Missouri, said agreement to be
33 substantially in the form and content as that document attached hereto and incorporated

herein by reference as "Exhibit A," and to take such other actions as may be necessary to carry out the intent of the land acquisition and cause the contingencies to be performed on behalf of the City.

Section 2 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Jim Millington, Deputy City Attorney

Approved for Council action: Colin Sykes, Interim City Manager

ROUTING ORDER	(1) ORIGINATING DEPARTMENT	(2) SELLER	(3) FINANCE DEPARTMENT
	(4) LAW DEPARTMENT	(5) CITY MANAGER'S OFC.	(6) CITY CLERK'S OFFICE
EFFECTIVE DATE	CLOSING DATE	CONTRACT NUMBER:	
CITY		SELLER(S)	
CITY OF SPRINGFIELD		Name(s): Jason & Aurelia Stratton	
840 BOONVILLE, PO Box 8368		Address: 3835 W. Greenwood St.	
SPRINGFIELD, MO 65802		Springfield, MO 65807	
PHONE (417) 864-2057		Phone: (417) 234-5741	
E-MAIL: PBLEES@SPRINGFIELDMO.GOV		E-Mail: thejasonstratton@gmail.com	
ATTN: PAUL BLEES		Attention: Jason Stratton	
DEPT: PUBLIC WORKS		SSN/Federal Tax ID Number:	

CONTRACT FOR PURCHASE OF REAL ESTATE

1. **PARTIES.** This Contract is made by and between the parties identified above, and effective as of the date and time of final acceptance, hereinafter referred to as Effective Date.

2. **PURPOSE.** The Environmental Services Department of the City are acquiring properties for the improvement of city facilities and long-term operations, hereinafter referred to as "Project," in an area located in Greene County; and

3. **PROPERTY.** The City has offered to buy, and the Seller is willing to sell by general warranty deed, which shall be free from all liens and encumbrances, except standard easements, restrictions, and other items described on the title commitment waived by Buyer, the real property located in the **4455 W. Farm Road 168** (88-18-07-100-005) Greene County, State of Missouri, more particularly described as follows:

Commencing 11 1/2 rods East of the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section Seven (7), Township Twenty-eight (28), Range Twenty-two (22), running thence East 13 rods, thence South 6 1/2 rods, thence West 13 rods, thence South 6 1/2 rods to the place of beginning, Greene County, Missouri.

together with all attached improvements located on the property, all of which is the "Property" in this Contract.

4. **PURCHASE.** The City agrees to buy, and the Seller agrees to sell the Property upon the terms and conditions as follows:

a. **Price.** The City agrees to pay the amount of **Twenty-Three Thousand and No/100 Dollars (\$23,000.00)** for the Property, payable in cash or certified check.

b. **Contingencies.** This agreement is subject to the following contingencies, and City may elect to declare this agreement null and void prior to the closing without obligation or liability to Seller if:

(1) An environmental assessment of the property performed by or on behalf of the City discloses that hazardous substances may have been released on the property, or that the property is otherwise contaminated or environmentally impaired.

(2) A survey or inspection of the property discloses encroachments, violations of subdivision or other restrictions, boundary line disputes, or rights or claims of third parties in possession, on any portion of the premises, which are unacceptable to City.

(3) The project authorizing this improvement has not been approved by the Planning and Zoning Commission and the City Council of the City of Springfield.

(4) The title insurance commitment referred to in paragraph 8 of this agreement shall fail to show merchantable title in Seller or shall contain exceptions unacceptable to City.

(5) The City does not have appropriated unencumbered funds necessary to purchase the property.

(6) Other Contingencies: None

(7) **Any other contingencies not contained in this paragraph 4b, or in the printed terms of this contract, must be specified on an applicable addendum and the date for satisfying such contingencies, if any, shall be the closing date unless otherwise agreed in writing.**

5. **SELLER'S REPRESENTATIONS.** Sellers represents to City: (a) That Seller has no knowledge of any underground tanks, toxic or hazardous substances, or dump sites on the property, either at present or in the past; (b) That the property is not subject to any real estate listing agreement, or other agreement providing for any real estate commission; (c) That there have been no unpaid improvements, or any other work performed in connection with the Property that would give rise to the filing of any mechanics' liens against the property; (d) That the Seller has full authority to enter into this agreement and that the Property is not subject to any options, contracts of sale, leases or other rights in favor of any third parties; (e) That there are no legal proceedings pending which involve the Property; and (f) That these representations will continue to be true at the closing, unless Seller has given City notice to the contrary in writing prior thereto.

(A) **SELLER(S)' RELEASE OF CLAIMS.** As additional consideration to pass to the City, and as an inducement to the City of Springfield to purchase the real estate herein in its AS IS and WHERE LOCATED CONDITION (flood prone area), effective upon the closing of the sale transaction, the Seller(s) waive(s), release(s), and discharge(s) the City of Springfield, Missouri, its officials, agents and employees, and Missouri Highway and Transportation Commission, its officials, agents and employees, from any and all demands, suits or claims of liability, whether now known or unknown, for personal or bodily injuries, or for property damage, including any damages or costs incidental thereto, or for any invasion or any taking of any property rights, or for the creation of any nuisance, or for any relocation assistance or any other governmental benefits, arising out of, or related in any way whatsoever to any surface or groundwater flooding of the premises, or any portion thereof, or storm water or sanitary sewer line back-ups or similar incidents occurring at any time whatsoever upon, over, under or adjacent to the property to be conveyed herein, the payment being received by Seller(s) from the City under this agreement being in full and complete satisfaction of such claims and for the real estate conveyed. Nothing contained herein shall be construed as constituting any admission of liability by the City of Springfield, Missouri, its officials, agents or employees and Missouri Highway and Transportation Commission, its officials, agents and employees, with respect to any such occurrences.

6. **ADDITIONAL TERMS AND CONDITIONS.**

- a. Seller(s) to maintain property until closing.
- b. Sellers have the option to remove any beams, timber from the old church building prior to closing.
- c. Closing cost will be paid by the buyer (City).
- d. Ad valorem (real estate) taxes are not being collected nor paid to the Greene County Collector's Office in conjunction with this transaction per RSMo 137.100.

The following Exhibits as referenced in this Contract, are attached, and incorporated herein at the time of acceptance:

Exhibit 1 – Commitment Number – TITLE- 2022-3003773

Exhibit 2 – Greene County Assessor's Parcel Map – 88-18-07-100-005

7. **CLOSING AND POSSESSION.**

a. The Closing is the delivery of the Seller's general warranty deed (unless another type of deed is mutually agreed to in writing by the parties) for the purchase price paid by the City after all contingencies have been met and all documents have been signed; and shall take place on or before the **22nd day of August, 2025**, (the Closing Date), unless otherwise agreed to in writing.

- b. The City shall take possession of the Property at the time of closing.
- c. The purchase price, minus any liens (if any), shall be payable in cash or equivalent at Closing.

8. **CLOSING PROCEDURES.** Necessary title information shall be ordered by the City within ten (10) days of the Effective Date at the sole cost and expense of the City. The City shall obtain a commitment to insure title in the amount of the purchase price from the following closing company, which is authorized to insure titles in the State of Missouri: **Burcham's Meridian Title Company, 1334 E. Republic St., Springfield, Missouri 65804.**

The commitment shall show merchantable title in Seller in accordance with the Title Examination Standards of the Missouri Bar, subject to encumbrances as provided herein, standard subdivision restrictions, covenants, declarations, setback lines, and easements and zoning laws of record as of the Effective Date. The City may, at City's expense, obtain a survey (and shall obtain a survey if required by Title Company).

The City shall pay the premium for the title policy. The City may, at City's expense, have the title commitment examined, and if applicable, the City shall provide to Seller in writing any valid objections to title and survey prior to the Closing Date, and Seller shall make reasonable effort to correct the valid objections within **thirty (30) days** of receipt of request to cure, unless otherwise agreed to in writing; and if not corrected, the City may waive the objections and close, or elect to terminate the Contract. At closing, Seller shall deliver the warranty deed, along with all other documents and funds reasonably necessary to complete the Closing, and the City shall deliver cash or certified funds sufficient to satisfy the City's payment obligations and all other documents necessary to complete the Closing. If a closing fee is charged,

the cost will be paid by the City, unless otherwise provided. Recording fees shall be paid by the party for whom the fee is attributable. The Seller will warrant at Closing there are no unpaid bills for improvements within 12 months prior to Closing and that Seller has no knowledge of proposed improvements to be paid for by special assessment or fee. The Seller agrees to furnish all assurances, indemnities deposits or other requirements of the insuring Title Insurance Company for the Owner's Title Insurance Policy, when issued, to contain no exception as to liens or the right of liens for service, labor or materials imposed by law and not shown by the public records. The City agrees that if Seller cannot furnish requirements for this coverage, then the City may elect either to waive this requirement and accept an Owner's Title Insurance Policy without unrecorded mechanic's lien coverage and close or terminate this Contract. Rental deposits held by Seller, if any, shall be credited to the City at closing.

12. REMEDIES UPON DEFAULT.

In General. Seller or City shall be in default under this Contract if either fails to comply with any material provision within the time limits required by the contract. If either party defaults, the party claiming a default shall notify the other party in writing of the nature of the default and may, as set forth in said notice, either terminate this Contract or extend the time for performance by providing the defaulting party a deadline for curing the default, provided that if the default is the inability of the City to close the purchase because of its lack of appropriated and unencumbered funds, the City may at its option by written notice extend the closing date for a period of not more than sixty (60) days. If this Contract shall not be closed for the fault of Seller, then City may elect to either sue for specific performance of the agreement and any incidental damages arising therefrom, or to be paid liquidated damages of Five Per Cent (5%) of the total sale price from Seller, it being agreed that actual damages of City are difficult, if not impossible, to ascertain.

13. CONFLICTS OF INTEREST. No salaried officer or employee of the City of Springfield, Missouri, and no member of any Board or the City Council of the City shall have a financial interest, direct or indirect, in this contract. A violation of this provision renders the contract void. Any federal regulations and applicable provisions in RSMo Section 105.450 et seq. shall not be violated.

14. PROVISIONS NOT MERGED WITH DEED. No provision of this Contract is intended to or shall be merged by reason of any deed transferring title to the Property from the Seller to the City, or any successor in interest, and any such deed shall not be deemed to affect or impair the provisions and covenants of this Contract.

15. NOTICE. All notices required or permitted hereinunder and required to be in writing may be given by FAX or by first class mail addressed to City and Seller by one of three different means: Facsimile Transmission (FAX) if both parties have a FAX number; U.S. Postal Service Mails; or by hand delivering a copy of the same to the receiving party; or may give notice by any combination of the above methods.

a. The date of notice shall be:

(1) The date upon which notice is hand delivered to the receiving party;

(2) The date of delivery of notice by FAX transmission which shall be deemed to be the date transmission occurs, except where the transmission is not completed by 5:00 p.m. on a regular business day at the terminal of the receiving party, in which case the date of delivery shall be deemed to fall on the next regular business day for the receiving party;

(3) The third day following mailing of the notice, whichever first occurs.

b. It shall be sufficient if notices to the City are addressed to **City Attorney, City of Springfield, 840 Boonville Ave., P.O. Box 8368, Springfield, Missouri 65801.**

c. It shall be sufficient if notices sent to the Seller are addressed to **Jason & Aurelia Stratton, 3835 W. Greenwood St., Springfield, Missouri 65807.**

16. HEADINGS. The headings or captions of this Contract are for convenience and reference only, and in no way define, limit, or describe the scope or intent of the Contract or any provision hereof.

17. SEVERABILITY. In the event that any one or more of the phrases, sentences, clauses, paragraphs or sections contained in this Contract shall be declared invalid by the final and unappealed order, decree or judgment of any court, the City may, at its sole option, set this Contract aside.

18. VENUE AND JURISDICTION. This Contract and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Should any part of this Contract be adjudicated, venue shall be proper only in the Circuit Court of Greene County, Missouri.

19. ENTIRE CONTRACT. This Contract contains the entire Contract of the parties. No modification, amendment, or waiver of any of the provisions of this Contract shall be effective unless in writing specifically referring hereto and signed by both parties.

(The remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year herein stated.

CITY OF SPRINGFIELD, MISSOURI

By: _____
City Manager or his/her designee Date

By signing this contract, Seller(s) certifies that he/she is not presently employed by the City of Springfield or City Utilities of Springfield.

CERTIFICATE OF DIRECTOR OF FINANCE

I certify that the expenditure contemplated by this document is within the purpose of the appropriation to which it is to be charged and that there is an unencumbered balance of appropriated and available funds to pay therefor.

Director of Finance or Acting Director

APPROVED AS TO FORM

City Attorney or Assistant City Attorney

RECOMMENDED BY

Director of Environmental Services or Acting Director

THIS AGREEMENT CONTAINS A RELEASE OF CLAIMS. SELLER(S) ACKNOWLEDGE(S) THAT HE/SHE/THEY HAVE READ AND FULLY UNDERSTAND THE RELEASE AND ARE IN AGREEMENT WITH ITS TERMS.

SELLER(S):

Jason & Aurelia Stratton

Signature: Jason Stratton 5/30/25
Jason Stratton Date
Signature: Aurelia Stratton 5/30/25
Aurelia Stratton Date



**COMMITMENT FOR TITLE INSURANCE
ISSUED BY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
with Kansas and Missouri Modifications**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16 with Kansas and Missouri Modifications

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2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
 - (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
 - (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
 - (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
 - (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
 - (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
 - (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
 - (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.
6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**
 - (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
 - (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16 with Kansas and Missouri Modifications

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7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. This paragraph is intentionally deleted.

Countersigned:

COMMONWEALTH LAND TITLE INSURANCE COMPANY

Amy Isaacson
Meridian Title Company
1334 East Republic Road
Springfield, MO 65804

By:

Michael J. Nolan
President

ATTEST:

Marjorie Nemzura
Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance 8-1-16 with Kansas and Missouri Modifications

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Transaction Identification Data for reference only:

Issuing Agent: Meridian Title Company
Issuing Office: 1334 East Republic Road, Springfield, MO 65804
ALTA® Universal ID: 1026728
Loan ID Number:
Issuing Office File Number: TITLE-2022-3003773
Commitment Number: TITLE-2022-3003773
Revision Number:
Property Address: 4455 West Farm Road 168, Springfield, MO 65807

SCHEDULE A

1. Commitment Date: 05/02/2025 at 8:00 AM

2. Policy to be issued:

(a) ALTA Owner's Policy \$

PROPOSED INSURED: **City of Springfield, Missouri**

(b) ALTA Loan Policy \$

PROPOSED INSURED:

3. The estate or interest in the Land described or referred to in this Commitment is: fee simple.

4. Title to the fee simple estate or interest in the Land is at the Commitment Date vested in:

Aurelia Stratton subject to the interest of Methodist Protestant Church

5. The Land is described as follows:

Property description set forth in "Exhibit A" attached hereto and made a part hereof.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By: _____
Amy Isaacson
Authorized Signatory

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ALTA Commitment for Title Insurance 8-1-16

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SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. All buyer/borrower and/or seller documents must be signed by authorized signer for Methodist Protestant Church.
6. All buyer/borrower and/or seller documents must be signed by authorized signer for City of Springfield.
7. Duly authorized and executed Deed from Duly authorized and executed Deed from Methodist Protestant Church, to Aurelia Stratton, Missouri, to be executed and recorded at closing.

Duly authorized and executed Deed from Aurelia Stratton, to City of Springfield, Missouri, to be executed and recorded at closing.

8. This Company finds no open Deeds of Trust of record. If there are any liens, recorded or unrecorded, please notify us immediately. We reserve the right to make additional requirements and/or exceptions upon review of any documentation provided.
9. Payment of all real estate taxes through and including those for the year 2024.
The following is provided for informational purposes only:
Current Tax Status: DELINQUENT
Tax Year: 2024
Tax ID: 88-18-07-100-005
Tax Amount Due by December 31: \$184.46
Delinquent taxes, if any: NONE
Taxes for the year 2023 are PAID. Taxes for the year 2025 are now due and payable by December 31, 2025.
10. Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture and/or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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ALTA Commitment for Title Insurance 8-1-16

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11. If mechanic's lien coverage is desired on the loan policy, satisfactory evidence should be supplied to the title insurance company that improvements and/or repairs or alterations thereto are completed; that contractors, subcontractors, labor of materialmen and materials are all paid; have released of record all liens or notice of intent to perfect a lien for labor or material, if any. The company must be given notice if any structures located on the subject property have had any of the above mentioned services provided within the last twelve (12) months.
12. Closing Information: If the closing on the subject property is to be conducted by Burcham's Meridian Title, LLC, we require all monies due from the purchase to be in the form of a cashier's check or certified funds. We will require a wire transfer be made payable to Burcham's Meridian Title, LLC coming from a financial institution located in a state other than Missouri. If the sale proceeds or any "payoff" pursuant to the closing requires "good funds", then monies received by us for such must be by bank or wire transfer. The above applies to all closings unless other specific arrangements are made. Due to wide variances in banking practices and lack of control over funds "on the wire", we cannot accept financial responsibilities for delays in the clearing of funds. This requirement is in accordance with Senate Bill 664 signed by the Governor, July 10, and which became effective on August 28, 1996.
13. This agent reserves the right to make further requirements.

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ALTA Commitment for Title Insurance 8-1-16

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SCHEDULE B, PART II Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I — Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the public records.
7. All assessments and real estate taxes which become due and/or payable after the date of this policy.
8. Outstanding title in and to all oil, gas and other minerals within and underlying the real estate in question, vested in other person or corporations, nor will the policy insure against loss or damage by reason of the mining rights or other rights, privileges and immunities relating to such oil, gas and other minerals and it will not insure against loss or damage due to operations on the surface of insured premises in connection with such oil, gas and other minerals, nor will the policy insure against loss or damage by virtue of any existing or future oil, gas or other mineral lease covering such premises. The Company makes no representation as to the present ownership of any such rights or interests. There may be leases, grants, exceptions or reservations that are not listed.
9. Property Owner's Association dues, if any.
10. Subject to consequences arising from any final decree determining that only an easement was acquired, but that if this occurred, the policy would be deemed to insure an easement only estate.
11. Minerals, both subsurface and surface substances, including but not limited to coal, oil, gas, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests.

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ALTA Commitment for Title Insurance 8-1-16

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EXHIBIT A
Property Description

Issuing Office File No.: TITLE-2022-3003773

Commencing 11 1/21 rods East of the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section Seven (7), Township Twenty-eight (28), Range Twenty-two (22), running thence East 13 rods, thence North 6 1/2 rods, thence West 13 rods, thence South 6 1/2 rods to the place of beginning, Greene County, Missouri.

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ALTA Commitment for Title Insurance 8-1-16

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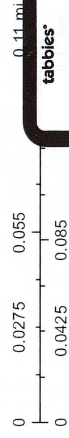
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May 1, 2025

1:2,257



EXHIBIT

2

Exhibit B

Limits of Existing City-Owned Buffer Area Around the SW Treatment Plant



Exhibit C

Subject Property at 4455 W Farm Road 168 to be Acquired





EXPLANATION TO COUNCIL BILL 2025-143 (HORTON, MCGULL)

FILED: 06/05/2025

ORIGINATING DEPARTMENT: Public Works

TITLE: A special ordinance authorizing the City Manager, or designee, to enter into a Memorandum of Understanding with the Missouri Department of Natural Resources for the purpose of installing, operating, and maintaining two streamgages.

PURPOSE: Authorizing the City Manager, or designee, to enter into a Memorandum of Understanding with the Missouri Department of Natural Resources for the purpose of establishing streamgage monitoring stations.

BACKGROUND INFORMATION: This MOU authorizes the installation and maintenance of two streamgages; one on the North Branch of Jordan Creek near Division Street and Fairway Avenue and the other on the South Branch of Jordan Creek where it crosses Sherman Parkway. The equipment used for the monitoring stations consists of a sensor, data logger, camera, and solar panel. DNR will provide and install the equipment, and the City will maintain it. Annual expenses for maintaining the monitoring stations are estimated to be approximately \$2,000.

Streamgages are devices used to measure water level at a particular point in a stream. Data collected from streamgages can then be used along with other information to derive the flow in the stream, which has many beneficial uses. Collecting continuous flow data in combination with precipitation data can help us better understand the rainfall to runoff relationships in watersheds and eventually allow for calibration of the City's hydrologic and hydraulic models and the development of flow frequency curves. This data is invaluable when designing capital improvements or mapping floodplains to ensure that infrastructure is sized appropriately, and the risk information portrayed on flood risk maps is accurate. This data is valuable for water quality modeling and to emergency management personnel for issuing flood warnings or notifying the public about road closures.

Supports the following City Council Priorities:

- Public Safety

REMARKS: Public Works recommends passage of this Council bill.

Submitted By: Brett Foster, Assistant Director of Public Works

Authorized for inclusion on the agenda pursuant to City Code section 2-33:



Maurice S. Jones, Deputy City Manager 6/12/2025

Attachments:

1. DNR Streamgages_ord
2. Springfield Streamgage MOU_Agree_ExhA

One-rdg. _____
P. Hrngs. _____
Pgs. 8
Filed: 06-17-25

Sponsored by: Horton, McGull

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-143

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to enter into a Memorandum of
2 Understanding with the Missouri Department of Natural Resources for
3 the purpose of installing, operating, and maintaining two streamgages.
4 _____

5
6 WHEREAS, the Missouri Department of Natural Resources ("MDNR") and the
7 City of Springfield, Missouri (the "City"), wish to cooperate to install and maintain two
8 streamgages; and
9

10 WHEREAS, these gauges provide real-time, continuous data of water-surface
11 elevation and stream flow; and
12

13 WHEREAS, this data is used for mapping floodplains, issuing flood warnings due
14 to major storm events, water-quality monitoring studies, watershed planning purposes,
15 and for education and research; and
16

17 WHEREAS, the streamgages will be located on the North Branch of Jordan
18 Creek near Division Street and Fairway Avenue and on the South Branch of Jordan
19 Creek where it crosses Sherman Parkway; and
20

21 WHEREAS, MDNR will provide and install the equipment, and the City will be
22 responsible for maintenance, with annual maintenance estimated to be approximately
23 \$2,000.
24

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 SPRINGFIELD, MISSOURI, as follows, that:
27

28 Section 1 – The City Manager, or designee, is hereby authorized to enter into a
29 Memorandum of Understanding with the Missouri Department of Natural Resources for
30 the purpose of installing, operating, and maintaining two streamgages, with said
31 Memorandum to be in substantially similar form as that document attached hereto and
32 incorporated herein by reference as "Exhibit A."
33

34 Section 2 – This Ordinance shall be in full force and effect from and after
35 passage.

36
37 Passed at meeting: _____

38
39 _____
40 Mayor

41
42 Attest: _____, City Clerk

43
44 Filed as Ordinance: _____

45
46
47 Approved as to form:  _____, Assistant City Attorney

48
49
50 Approved for Council action:  _____, Interim City Manager

EXHIBIT A

Memorandum of Understanding between the Missouri Department of Natural Resources and the City of Springfield for Streamgage Monitoring Stations and Data Sharing

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is entered into between the Missouri Department of Natural Resources (hereinafter “Department” or “MoDNR”), an executive agency of the State of Missouri, and the City of Springfield (hereinafter “City” or “Owner”), the governing body of the City of Springfield in the State of Missouri, and is effective as of the date of the last signature below.

WHEREAS, MoDNR’s Missouri Geological Survey is responsible for the monitoring of surface water quantity of Missouri streams in accordance with Section 256.060, RSMo, and seeks to establish a network of streamgage monitoring stations throughout the State of Missouri;

WHEREAS, the streamgage monitoring stations to be employed by MoDNR comprise a radar sensor, an enclosure for the datalogger, a web camera, and a solar panel. These components are to be attached to a bridge or mounted to a pole to the side of a bridge.

WHEREAS, MoDNR has requested access to two permanent box culverts owned by the City, for purposes of installation and maintenance of two streamgage monitoring stations. The first site is located on East Division Street, immediately South from the intersection of North Fairway Avenue and East Division Street, and crosses over the North Branch of Jordan Creek at coordinates 37.225520° latitude and -93.265264° longitude. The second site is located on North Sherman Parkway, approximately 50 feet North of the intersection of East Phelps Street and North Sherman Parkway, and crosses over the South Branch of Jordan Creek at coordinates 37.212491° latitude and -93.281324° longitude.

WHEREAS, the City agrees to take ownership of the equipment after installation and agrees to maintain the equipment in good working order, including replacement, if necessary, until this MOU has expired or the Department otherwise agrees it no longer needs data from one or both of these streamgage monitoring stations.

WHEREAS, MoDNR will provide the two streamgage monitoring stations to the City in exchange for the data generated from those stations, and requests the data to be made available in a format consistent with established practices.

NOW THEREFORE, in consideration of the mutual promises, covenants, and representations contained herein, the parties agree as follows:

- (1) DEPARTMENT RESPONSIBILITIES: The Department agrees to:
 - a. Install the streamgages and the data gathering equipment at the locations identified above and in manner that does not create a safety hazard;

- b. Provide the necessary monitoring equipment for the installation of the streamgages;
 - c. Provide cellular communication for the streamgages at the onset of the project for as long as funding is available. If funding becomes unavailable, the Department will provide written notice that cellular service to the streamgages will be discontinued.
- (2) OWNER RESPONSIBILITIES: The Owner agrees to:
 - a. Authorize MoDNR and its authorized representatives to enter and access the Owner's property described above, including rights of ingress and egress, for purposes of installation and initial monitoring of the streamgage monitoring stations;
 - b. After installation, accept ownership and ongoing responsibility for the two streamgage monitoring stations;
 - c. Allow the streamgage monitoring stations located on the Owner's property to remain in use for as long as this MOU remains in effect;
 - d. Be responsible for all costs associated with the streamgage monitoring stations after installation, including maintenance as needed to not create a safety hazard, replacement if necessary, and eventual removal of the streamgage monitoring stations;
 - e. Notify MoDNR if there is a change in location or condition of either streamgage; and
 - f. Hold the Department harmless for any vandalism to the streamgage monitoring station that is caused by other parties.
- (3) COOPERATION: To the greatest extent possible, the Parties agree to cooperate to achieve the successful establishment and long-term maintenance of the two streamgage monitoring stations described above.
- (4) RESPONSIBILITY: To the extent provided by Missouri law, and in no way to be construed as any waiver or limitation of the doctrines of sovereign, official, or other governmental immunities, the Department and the City will each be responsible for their own acts and omissions in connection with the performance of the terms and conditions of this MOU, and the Department agrees to indemnify and hold the Owner harmless from and against any injuries or damage to any persons or property arising out of or resulting from the acts or omissions of the Department or its contractors while on or arising from their entry to the Owner's property.
- (5) AMENDMENTS: Any change in this MOU, whether by modification or supplementation, must be accomplished by a formal amendment signed and approved by the duly authorized representatives of the Department and the City.

- (6) OWNER REPRESENTATIVE: The Owner may designate by written notice other persons having the authority to act on behalf of the Owner in furtherance of the performance of this MOU.
- (7) DEPARTMENT REPRESENTATIVE: The Program Director of the Department's Water Resources Center is designated as the Department's representative for the purpose of administering this MOU. The Department's representative may designate by written notice other persons having the authority to act on behalf of the Department in furtherance of the performance of this MOU.
- (8) ASSIGNMENT: Except for any governmental reorganization authorized by law, the Department and the Owner shall not assign, transfer, or delegate any interest in this MOU without the prior written consent of the other party to the MOU.
- (9) LAW OF MISSOURI TO GOVERN: This MOU shall be construed according to the laws of the State of Missouri. Both parties shall comply with all local, state, and federal laws and regulations relating to the performance of this MOU.
- (10) MODIFICATION OR TERMINATION: The Department and Owner may terminate or modify this MOU at any time by written agreement of both parties. Or either party may terminate this MOU by providing notice to the other party of its intent to terminate the MOU, and such termination will become effective 60 days after the date of the notice of termination.
- (11) NOTICES: Any notice or other communication required or permitted to be given in writing hereunder shall be delivered by United States mail, regular mail postage prepaid, or by email, as follows, or to such other place as the parties may designate in accordance with this MOU:

Program Director, Water Resources Center
Missouri Department of Natural Resources
P. O. Box 176
Jefferson City, MO 65102-0176
mowaters@dnr.mo.gov

To Owner:
Chris Dunnaway, Principal Engineer
City of Springfield Public Works Department
840 N. Boonville Ave.
Springfield, MO 65802
417-864-1876
cdunnaway@springfieldmo.gov

- (12) SECTION HEADINGS: All section headings contained in this MOU are for the convenience of reference only and are not intended to define or limit the scope of any provision of this MOU.
- (13) SUCCESSORS AND ASSIGNS: The provision of this MOU shall apply to and be binding upon the parties executing this MOU, their successors, assigns, agents, subsidiaries, affiliates, and lessees, including officers, employees, agents, corporations, and any persons acting under, through or for the parties agreeing hereto.
- (14) PERMITS: The Department shall secure any necessary approvals or permits from the Federal Government and the State of Missouri as required to install the streamgage monitoring stations, and the City shall secure any necessary approvals or permits from the Federal Government and the State of Missouri as required to operate, maintain, and/or upgrade the streamgage monitoring stations.
- (15) This MOU may be signed and transmitted in counterparts and/or electronically.

IN WITNESS WHEREOF, the parties have entered into this Memorandum of Understanding on the date last written below.

**MISSOURI DEPARTMENT OF
NATURAL RESOURCES**

CITY OF SPRINGFIELD

By: Erin Fanning, Program Director
Water Resources Center

By: Colin Quigley
Acting City Manager

Date

Date



EXPLANATION TO COUNCIL BILL 2025-137 (HOSMER)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Health

TITLE: A special ordinance authorizing the City Manager, or designee, to accept grant funds from the Community Foundation of the Ozarks in the amount of \$17,000 for use by the Springfield-Greene County Health Department to promote vaccine awareness and to enter into necessary agreements to carry out the grant; and amending the Fiscal Year 2024-2025 budget in the amount of \$17,000 to appropriate the funds.

PURPOSE: Authorizing the City Manager, or designee, to accept grant funds in the amount of \$17,000 from Community Foundation of the Ozarks for use by the Springfield-Greene County Health Department to promote vaccine awareness and to enter into necessary agreements to carry out the grant; and amending the Fiscal Year 2024-2025 budget in the amount of \$17,000 to appropriate the funds.

BACKGROUND INFORMATION: The Springfield-Greene County Health Department ("SGCHD") has the opportunity to accept \$17,000 in grant funding from Community Foundation of the Ozarks to promote vaccine awareness. Vaccines are highly effective at preventing diseases, but childhood vaccination rates in Greene County have been on the decline for the last five years. The funds will be used to increase awareness of the recommended childhood and adult immunization schedules throughout Greene County, Missouri. Promoting awareness and increasing vaccination rates will better protect members of our community from vaccine-preventable infectious diseases.

This budget adjustment accepts the increase in funds and budgets the amount of \$17,000 in expenditures in the SGCHD Fiscal Year 2024-2025.

Submitted By: Rylea Luckfield, Health Policy Analyst

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. CFO Vaccine Grant BA _ Ord
2. 075 HEA CFO Vaccine Awareness Budget Adjustment

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 06-03-25

Sponsored by: Hosmer

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-137

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the City Manager, or designee, to accept grant funds from the
2 Community Foundation of the Ozarks in the amount of \$17,000 for
3 use by the Springfield-Greene County Health Department to promote
4 vaccine awareness and to enter into necessary agreements to carry
5 out the grant; and amending the Fiscal Year 2024-2025 budget in the
6 amount of \$17,000 to appropriate the funds.
7 _____
8

9 WHEREAS, the Springfield-Greene County Health Department ("SGCHD") has
10 the opportunity to accept \$17,000 in grant funding from the Community Foundation of
11 the Ozarks; and
12

13 WHEREAS, childhood vaccination rates in Greene County have been on the
14 decline for the last five years; and
15

16 WHEREAS, promoting awareness and increasing vaccination rates will better
17 protect members of our community from vaccine-preventable infectious diseases; and
18

19 WHEREAS, this funding will be used to increase awareness of the recommended
20 childhood and adult immunization schedules throughout Greene County, Missouri.
21

22 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
23 SPRINGFIELD, MISSOURI, as follows, that:
24

25 Section 1 – The City Manager, or designee, is hereby authorized to accept grant
26 funds in the amount of \$17,000 from the Community Foundation of the Ozarks and to
27 execute contracts necessary to carry out the intent of this grant on forms approved by
28 the City Attorney.
29

30 Section 2 – The Fiscal Year 2024-2025 budget of the Springfield-Greene County
31 Health Department is hereby amended in the accounts and in the amounts as shown on
32 Budget Adjustment No. 075, a copy of which is attached hereto and incorporated herein
33 by reference as "Exhibit A."

34 Section 3 – City Council finds that the budget adjustment made above has been
35 recommended by the City Manager.
36

37 Section 4 – The City Manager, or designee, is directed to cause the appropriate
38 accounting entries to be made in the books and records of the City. In the event
39 additional funding is provided under this grant by the grantor, the Director of Finance is
40 hereby authorized to adjust this appropriation by an amount not to exceed 20 percent.
41

42 Section 5 – This Ordinance shall be in full force and effect from and after
43 passage.
44

45
46 Passed at meeting: _____
47

48 _____
49 Mayor
50

51 Attest: _____, City Clerk
52

53 Filed as Ordinance: _____
54

55
56 Approved as to form: Mary B. Bozart, Assistant City Attorney
57

58
59 Approved for Council action: Collin Sykes, Interim City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
075

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
27280	11	50050	416030			\$ 17,000	Community Foundation of the Ozarks Grant
Net Revenue Adjustment						\$ 17,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
27280	11	50050	502010			\$ 1,200	Advertising
27280	11	50050	502390			100	Printing
27280	11	50050	504580			12,500	Video Production
27280	11	50050	501260			3,200	Misc supplies
Net Expenditure Adjustment						\$ 17,000	

Fund Balance Appropriation:

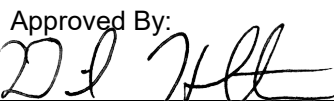
Fund	Title	Amount

Explanation: To amend the FY25 budget by appropriating \$17,000 from the Community Foundaton of the Ozarks to promote vaccine awareness..

Requested By:


Department Head 6-03-2025 Date

Approved By:


Director of Finance 6-03-2025 Date

City Manager Date

Authorization:

Council Bill No. 2025-137
Ordinance No. _____
1st Reading _____
2nd Reading _____
Journal Imp No. _____



EXPLANATION TO COUNCIL BILL 2025-138 (HORTON)

FILED: 06/16/2025

ORIGINATING DEPARTMENT: Planning and Development

TITLE: A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hulston Subdivision, generally located at 3373 and 3449 North Vernon 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.

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hulston Subdivision, generally located at 3373 & 3449 North Vernon 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. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

- A. An original Preliminary Plat of Hulston Subdivision dated April 28, 2025, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in Exhibit B, Attachment 3.
- B. The Planning and Zoning Commission held a public hearing on May 8, 2025, and approved the Preliminary Plat by a vote of 7 to 1, subject to the following conditions:
 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.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

REMARKS: Staff recommends approval.

Submitted By: Michael Sparlin, Senior City Planner

Authorized for inclusion on the agenda pursuant to City Code section 2-33:

Attachments:

1. Preliminary Plat of Hulston Subdivision - 3373 and 3449 North Vernon Road
2. PPlat Hulston Subdivision_exhA
3. PPlat Hulston Subdivision_exhB

One-rdg. _____
P. Hrngs. _____
Pgs. 19
Filed: 06-03-25

Sponsored by: Horton

First Reading: _____

Second Reading: _____

COUNCIL BILL 2025-138

SPECIAL ORDINANCE _____

AN ORDINANCE

1 AUTHORIZING the Director of Planning and Development to accept the dedication of
2 public streets and easements to the City of Springfield, Missouri, as
3 shown on the Preliminary Plat of Hulston Subdivision, generally
4 located at 3373 and 3449 North Vernon Road, upon the applicant
5 filing and recording a final plat that substantially conforms to the
6 preliminary plat; and authorizing the City Clerk to sign the final plat
7 upon compliance with all the terms of this Ordinance.
8
9

10 WHEREAS, an original Preliminary Plat of Hulston Subdivision, dated April 28,
11 2025, is on file with the City's Department of Planning and Development; and
12

13 WHEREAS, the Planning and Zoning Commission of the City of Springfield,
14 Missouri, held a public hearing and conditionally approved the Preliminary Plat of
15 Hulston Subdivision on May 8, 2025, by a vote of 7-1, a copy of the Record of
16 Proceedings from said public hearing being attached hereto and incorporated herein by
17 this reference as "Exhibit A."
18

19 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
20 SPRINGFIELD, MISSOURI, as follows, that:
21

22 Section 1 – City Council hereby authorizes the Director of Planning and
23 Development, on behalf of the City of Springfield, to accept the land, easements, and
24 improvements dedicated to the City, as shown on the Preliminary Plat of Hulston
25 Subdivision, which is generally located at 3373 and 3449 North Vernon Road, as
26 approved by the Planning and Zoning Commission. The original Preliminary Plat of
27 Hulston Subdivision is on file in the Department of Planning and Development
28 ("Approved Preliminary Plat"), a reduced version of which is attached hereto for general
29 reference as "Exhibit B – Attachment 3." All of "Exhibit B," including attachments, is
30 incorporated herein by this reference.
31

32 Section 2 – The Director of Planning and Development shall be authorized to
33 accept the land, easements, and improvements dedicated to the City, as shown on said

plat, upon the applicant filing and recording a final plat in accordance with this Ordinance and the Subdivision Regulations of the City, which final plat shall substantially conform to the Approved Preliminary Plat, including those conditions described in "Exhibit B – Attachment 2," and 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. Said public improvements shall not be accepted until the occurrence of all conditions referenced herein and in "Exhibit B – Attachment 2."

Section 3 – The final plat shall not be recorded until: (1) the public improvements relating to the Approved Preliminary Plat have been constructed according to the specifications of the City of Springfield, Missouri, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of the construction of the improvements, that the Applicant has filed with the City Manager, according to the terms of the Subdivision Regulations of the City, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

Section 4 – Upon compliance with all the requirements of this Ordinance, including the conditions described in "Exhibit B – Attachment 2," the City Clerk is hereby authorized to endorse City Council's approval upon the final plat pursuant to Section 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public Improvements contained therein.

Section 5 – This Ordinance shall be in full force and effect from and after its passage.

Passed at meeting: _____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Laura Vales, Assistant City Attorney

Approved for Council action: Colin Sykes, Interim City Manager

EXHIBIT A
RECORD OF PROCEEDINGS
Planning and Zoning Commission – May 8, 2025

Preliminary Plat of Hulston Subdivision
3373 & 3449 North Vernon Road

Applicant: Hulston Investments, Inc.

Please see minutes from Planned Development 391 (presentations were combined).

COMMISSION ACTION:

Planning and Zoning Commissioner Knuckles moved to approve Preliminary Plat of Hulston Subdivision; Commissioner Pauly seconded the motion. It **Passed** with the following vote: Ayes: Commissioner Doennig, Commissioner Scott, Commissioner Hunton, Commissioner Pauly, Commissioner Gunther, Commissioner Knuckles, and Commissioner Lebeck. Nays: Commissioner Ridge. Absent: Commissioner Colony. Abstain: None.

A handwritten signature in black ink, appearing to read 'Bob Hosmer', is written over a horizontal line.

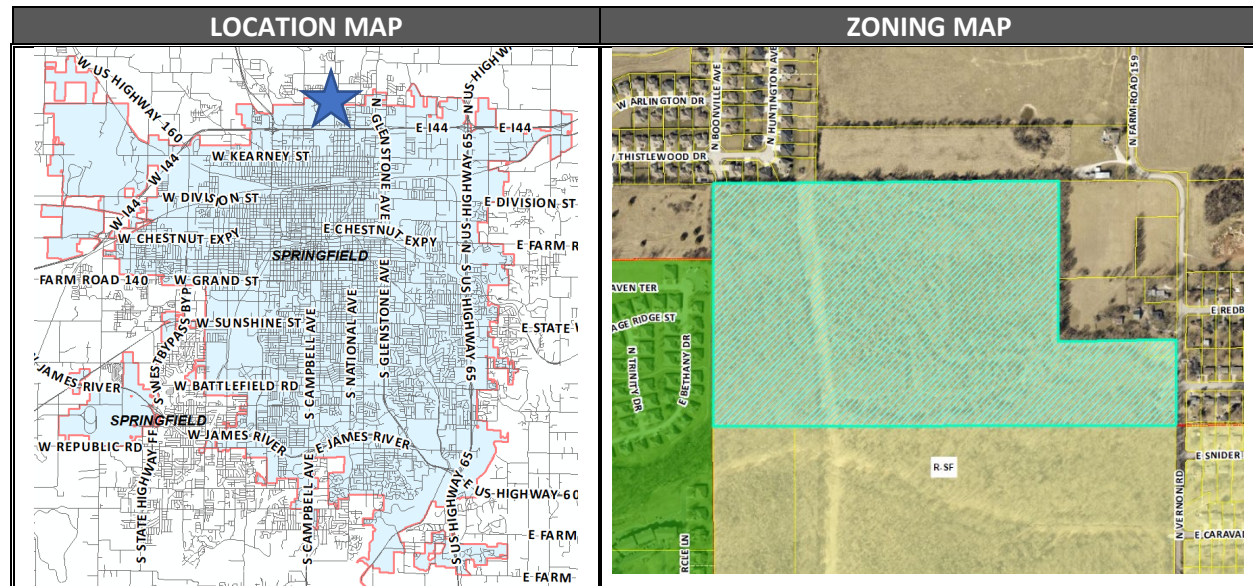
Bob Hosmer, AICP
Planning Manager

DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Hulston Subdivision
Location:	3373 & 3449 North Vernon Road
Total Acres:	64.19 acres
Applicant:	Hulston Investments, Inc.
Existing Land Use:	Undeveloped
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	May 8, 2025
City Council:	June 9, 2025
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 Hulston 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 64.19 acres of property generally located at 3373 & 3449 North Vernon Road into two (2) lots to facilitate the development of the site.



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 annexed into the city in 1997. The following year it was rezoned from County Suburban Residence to R-SF, Single-Family Residential.

PLANNING AND ZONING COMMISSION AUTHORITY:

Action Type: Administrative.

A subdivision is the legal process to divide a surveyed tract of land into lots for the purposes of sale of the property. Platting is the process of mapping those lots and is considered part of the subdivision process. Subdivision is an administrative action. An administrative action is ministerial and non-discretionary. In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the minimum requirements set forth in the subdivision statutes and the subdivision regulations in the Land Development Code. If the plat meets these standards, approval is required.

Relevant Authority

Revised Statutes of Missouri: Sections 89.400 through 89.470

City Charter: Sec. 11.7. – Legal status of master plan.

- (1) *Master plan to provide general guidelines.* The master plan shall be prepared and maintained as a general guide for the orderly and efficient development and redevelopment of the City of Springfield. The master plan shall be kept current through review not less than every five years. When required by this Charter or otherwise deemed necessary, such review shall include proposed revisions or alterations in the master plan and public hearings thereon.
- (2) *Regulations to generally conform to master plan.* All rezoning of land, subdivision plats, development proposals, and the zoning ordinance, subdivision ordinance and the zoning map should generally conform with the guidelines set forth in the master plan and should be reviewed for consistency with the master plan; provided, however, inconsistencies with the master plan shall not constitute cause to invalidate any such matter. The master plan shall not have the effect of a regulatory ordinance.
- (3) *Master plan to guide public improvements.* The master plan shall provide guidelines for the location of public streets, parks and other public ways, grounds and spaces, public buildings and structures, facilities of public or private utilities, and the acquisition of real property by the city for public use. To that end the planning and zoning commission shall review the following:
 - (a) All proposals to construct or extend public streets.
 - (b) All proposals to improve land as a park.
 - (c) All proposals to lay out or improve other public ways, grounds or spaces.
 - (d) All proposals to construct public buildings and structures.
 - (e) All proposals to lay out and construct facilities of public utilities, whether publicly or privately owned.

DEVELOPMENT REVIEW STAFF REPORT

- (f) All proposals to acquire real property for public purposes.

In reviewing and approving all such proposals, the function of the planning and zoning commission shall be to determine whether they are generally consistent with the master plan of the city. No such proposals shall be constructed or authorized until the location, extent and character thereof has been submitted and approved by the planning and zoning commission.

In case of disapproval, the commission shall communicate its reasons to the city council, and the city council, by vote of not less than two-thirds of its entire membership, may overrule the disapproval and, upon the overruling, the city council or the appropriate board or officer may proceed, except that if the proposal is by an agency other than an agency of the city and the authorization or financing does not fall within the province of the city council, then the submission to the planning commission shall be by the agency having jurisdiction, and the planning commission's disapproval may be overruled by that agency by a vote of not less than two-thirds of its entire membership. The acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility is subject to similar submission and approval, and the failure to approve may be similarly overruled.

In the event the commission shall fail to act within thirty days after the date of official submission of a proposal (which date shall be the date that the matter is placed upon the agenda of the commission) to the commission, then the proposal shall be deemed to have been approved by the commission, unless a longer period for review by the commission shall have been authorized by the council or by the public officials submitting the proposal. In any case in which the commission finds that it is not reasonably able to complete its review of a proposal within thirty days, it may extend the time for such review for not more than thirty days.

City of Springfield Land Development Code

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.
 - (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.

DEVELOPMENT REVIEW STAFF REPORT

- (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.

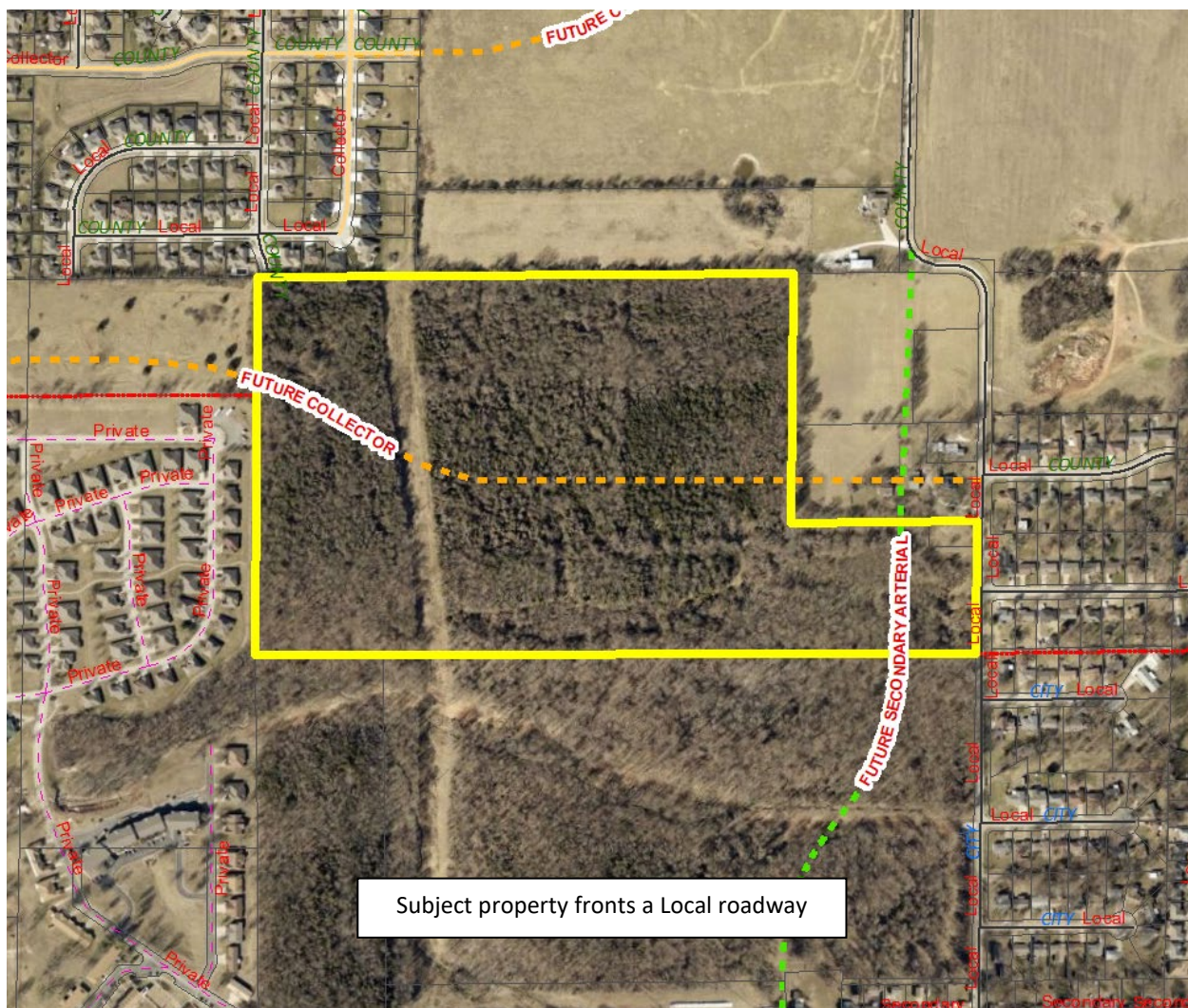
DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR SINGLE-FAMILY RESIDENTIAL
Minimum lot dimension requirements	Lot Area: 6,000 square feet Lot Width: 50 feet Lot Depth: 80 feet
Maximum structure height	- When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. - When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.
Front yard setback	15 feet along local streets 25 feet along Collector streets or higher
Side yard setback	Five feet or as required by section 36-453, supplemental open space and yard regulations.
Rear yard setback	Ten percent of the lot depth but may not be less than ten feet nor shall more than 20 feet be required.
Street Classification	N Vernon Road – Local
Sidewalks	Sidewalk is required along the frontage of all adjacent streets. Sidewalk currently does not exist along Vernon Road.
Open Space Requirements	The minimum open space ratio on each buildable lot shall be at least 30 percent.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 64.19 acres into a two (2) lot subdivision named "Hulston Subdivision".
2. An Administrative Lot Combination that is to combine Lot 2 with the property to the west (233 East Norton Road) will be processed simultaneously with the Final Plat application. Lot 2 as platted will not meet minimum right-of-way frontage requirements. To meet the frontage requirements, the Lot Combination will be recorded immediately after the Final Plat.
3. A second Major Subdivision application is anticipated for later this year that will include Lot 1 and 57 acres of property to the south.
4. The future roadways as shown on the Major Thoroughfare Plan will not be dedicated at this time. The north-south secondary arterial is to be dedicated at the time of the next Major Subdivision application. An application to remove the east-west collector from the Major Thoroughfare Plan will be submitted later this year.
5. Two Sinkholes are located on the proposed plat. The sinkholes require a 25-foot-wide buffer and are labeled "No Build Area".
6. All lots meet the minimum requirements of the City's subdivision regulations and the R-SF, Single-Family Residential 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 Land Development Code requires that each lot have adequate public facilities including but not limited to water, sanitary sewer, electricity, gas, open space, storm drainage, access to the public transportation system, and that any existing natural features such as floodplains, stream buffers and sinkholes have been identified on the preliminary plat.
9. 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 meets all applicable requirements of the City of Springfield's *Land Development Code* for subdivisions and is compatible with the zoning requirements of the R-SF Single-Family Residential District.
2. Staff recommends approval as submitted in the staff report.

DEVELOPMENT REVIEW STAFF REPORT

PLANNING AND ZONING COMMISSION OPTIONS:

In reviewing a preliminary plat, the role of the Planning and Zoning Commission is to determine whether the plat meets the requirements set forth in the subdivision statutes and the Land Development Code. If the plat meets these minimum standards, approval is required.

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 and state for the record which requirement or requirements of the *Land Development Code* the preliminary plat fails to meet.

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:

AT&T has no conflicts. Our facilities are along N Farm Rd 159.

2. CITY UTILITIES:

No issues generally with the prelim plat. Both proposed lots would have access to CU Electric/gas/water. The recreation easement shown overlaying CU's utility easement will be subject to a license agreement with conditions/terms to be determined prior to approval of construction plans for a future development.

3. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING SURVEY DIVISION:

Approved.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Public sewer is not available for either lot however it is my understanding that this plat is intended to sell a portion of the property for future development. We will approve this subdivision so long as no additional subdivision activity occur without public improvements to serve each lot with public sewer. Need to add a note to the final plat to that effect.

5. FIRE DEPARTMENT:

All development shall comply with 2018 IFC.

6. PARKS & GREENWAYS:

Approved.

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

Approved.

DEVELOPMENT REVIEW STAFF REPORT

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

	Drainage Basin	Fee in Lieu of Flood Control	Fee in Lieu of Water Quality	Stream Buffer on Site	Sinkhole or Watershed	Floodplain and Floodway
3373 N Vernon Rd	Pea Ridge Creek	Stormwater Report Needed	No	No	Yes	No

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. The Proposed Subdivision does not floodplain or floodway within the property boundaries. Access to the Pea Ridge Creek to the South may be possible with adjacent subdivision development. A downstream impact study would be required to determine if a fee in lieu of detention application is acceptable.
2. Local Storm Sewer with drainage easement would be required in a public improvement after Prelim Plat is approved.

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

N/A

Natural Channels and Stream Buffers

N/A

Sinkholes and Karst Features

1. Two Sinkholes were located on the proposed plat. The sinkholes require a 25 feet wide buffer and are labeled "No Build Area".

DEVELOPMENT REVIEW STAFF REPORT

9. 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	N. Vernon Road	Local	City	25	25	NA	No	Yes	No

Access

All new and existing driveway approaches shall comply with the accepted Traffic Impact Study, requirements of the planned development, and/or 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 preliminary plat. A traffic impact study will be required for this property at the time of development. The requirements of said study shall be incorporated in the site plan, PIP, or other permits as applicable, and in accordance with City Code Section 36-250 and Section 9 of Public Works Design Standards. All public improvements required for the development must be constructed or escrowed prior to approval of the building permit or plat.

DEVELOPMENT REVIEW STAFF REPORT

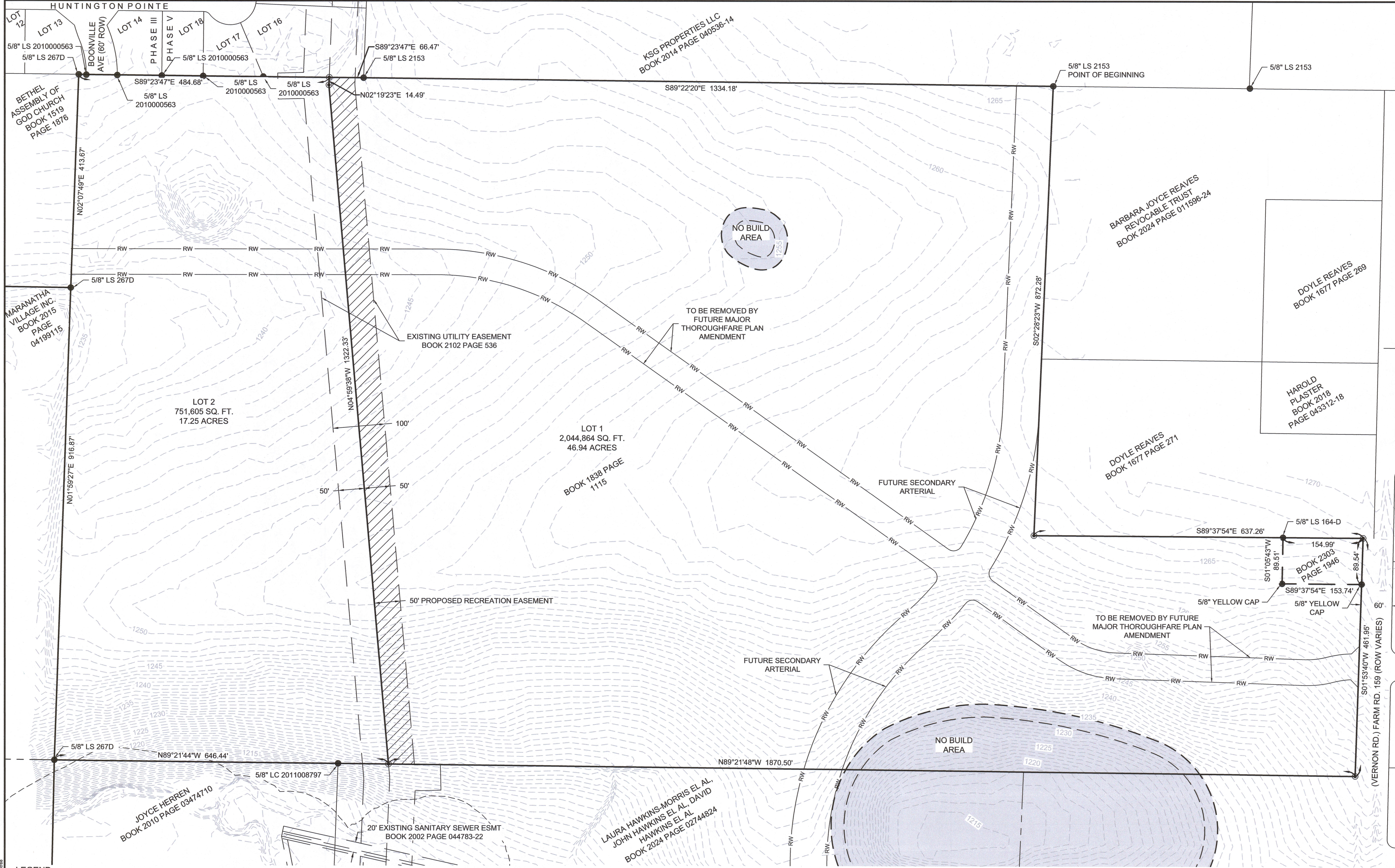
CONDITIONS FOR APPROVAL:

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.



LEGEND:

▽ RIGHT-OF-WAY, MARKER

● IRON PIN FOUND AS NOTED

● SET 5/8" IRON PIN WITH CAP, MO LC 2011008797

PROPERTY LINE: PRIMARY

PROPERTY LINE: ADJOINER

LAND SECTION LINE

UTILITY EASEMENT

SINKHOLE BOUNDARY

SINKHOLE (NO CONSTRUCTION LIMITS)

SINKHOLE AREA

EXISTING EASEMENT

STREAM BUFFER

PROPOSED EASEMENT AREA

DEVELOPMENT NOTES

TOTAL AREA: 2,796,469 SQ. FT. (64.19 ACRES)

TOTAL NUMBER OF LOTS: 2

CURRENT ZONING: R-SF

SOURCE OF TITLE: BOOK 1838 PAGE 1115

DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. ALL STREETS, EASEMENTS, AND ACCESS LIMITATIONS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, JOHN HULSTON, SOLE OWNER OF THE PROPERTY DESCRIBED HEREON, HAS CAUSED THIS PLAT TO BE SIGNED THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

PRINT NAME OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

JOHN HULSTON _____ DATE _____ NO SEAL _____ (SEAL)

BASIS OF BEARING

MISSOURI STATE PLANE

NAD 83 CENTRAL ZONE

0 50 100

NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES

H. SCALE: 1" = 100'

REFERENCE MATERIAL

DEEDS AS SHOWN

BOOK 1838 PAGE 1115

TITLE COMMITMENT # G25-158268

ALLIANT NATIONAL TITLE INSURANCE COMPANY

OWNER / DEVELOPER

HULSTON INVESTMENTS, INC.

N FARM ROAD 159

SPRINGFIELD, MO 65804

NOTES

NO PLANTING OR OBSTRUCTIONS OTHER THAN MAILBOXES PERMITTED WITHIN THE LIMITS OF ANY RIGHT-OF-WAY OR DRAINAGE EASEMENT.

NO FENCES OR OBSTRUCTIONS TO BE BUILT WITHIN DRAINAGE EASEMENTS.

NO STRUCTURES ARE TO BE BUILT BETWEEN RIGHT-OF-WAY LINE AND BUILDING SETBACK LINE.

SETBACKS TO BE DETERMINED BY THE ZONING DISTRICT AT THE TIME OF DEVELOPMENT.

DETACHED ACCESSORY STRUCTURE MUST BE LOCATED IN COMPLIANCE WITH THE ZONING REGULATIONS FOR THE DISTRICT.

MAINTENANCE OF ANY AREA REFERRED TO AS AN UTILITY EASEMENT, DRAINAGE EASEMENT OR DETENTION AREA IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

STORMWATER:

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECODING 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 COMMON AREAS SHALL BE CONSIDERED DRAINAGE EASEMENTS. ALL COMMON AREAS ARE TO BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. ALL DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE PROPERTY OWNER.

NO FENCES, PLANTINGS, OR OBSTRUCTIONS OTHER THAN MAILBOXES ARE PERMITTED WITHIN THE LIMITS OF ANY DRAINAGE EASEMENT, UNLESS THE DRAINAGE IS ENCLOSED IN A BELOW GRADE CONDUIT. AT NOT TIME SHALL PERMANENT STRUCTURES BE ALLOWED IN THE EASEMENT.

CERTIFICATE OF APPROVAL

BY THE PLANNING AND ZONING COMMISSION

APPROVED THIS _____ DAY OF _____

BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SPRINGFIELD,

STEPHEN CHILDERS, DIRECTOR OF PLANNING AND DEVELOPMENT

DECLARATION BY SURVEYOR

I, KENT PETERSON, DO HEREBY CERTIFY TO HULSTON INVESTMENTS INC. THAT THIS PLAT WAS PREPARED AND THE MONUMENTS AND PINS SET UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

Kent R. Peterson 4-28-2025

KENT R. PETERSON
MISSOURI, PLS 2659

DATE

PRELIMINARY PLAT OF
HULSTON SUBDIVISION
SECTION 1, TOWNSHIP 29N, RANGE 22W
GREENE COUNTY, MISSOURI

LOCATION MAP
SCALE: 1" = 5000'

PROPERTY DESCRIPTION

PARENT TRACT

A TRACT OF LAND LYING IN PART OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER AND PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 1, THENCE ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER SOUTH 02°28'23" WEST, 872.28 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1677, PAGE 271 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89°37'54" EAST, 637.26 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF VERNON ROAD; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY SOUTH 01°53'40" WEST, 461.95 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 OF THE NORTHEAST FRACTIONAL QUARTER; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 4 NORTH 89°21'48" WEST, 1870.50 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID LOT 4 NORTH 89°21'44" WEST, 646.44 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 2015, PAGE 041991-15 OF SAID RECORDER'S OFFICE; THENCE LEAVING SAID SOUTH LINE OF LOT 4 AND ALONG SAID EAST LINE NORTH 01°59'27" EAST, 916.87 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 1519, PAGE 1878 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE NORTH 02°07'49" EAST, 413.67 FEET TO A POINT ON THE SOUTH LINE OF HUNTINGTON POINTE PHASE V, A SUBDIVISION RECORDED IN BOOK AAA, PAGE 572 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE SOUTH 89°23'47" EAST, 591.15 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2014, PAGE 040536-14 OF SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89°22'20" EAST, 1334.18 FEET TO THE POINT OF BEGINNING, CONTAINING 2,782,879 SQUARE FEET (63.88 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

LOT 1

A TRACT OF LAND LYING IN PART OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER AND PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 1, THENCE ALONG THE EAST LINE OF SAID NORTHWEST FRACTIONAL QUARTER SOUTH 02°28'23" WEST, 872.28 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1677, PAGE 271 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89°37'54" EAST, 637.26 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF VERNON ROAD; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID RIGHT-OF-WAY SOUTH 01°53'40" WEST, 461.95 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 OF THE NORTHEAST FRACTIONAL QUARTER; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE SOUTH LINE OF SAID LOT 4 NORTH 89°21'48" WEST, 1870.50 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 04°59'38" WEST, 1322.33 FEET; THENCE NORTH 02°19'23" EAST, 14.49 FEET TO A POINT ON THE SOUTH LINE OF HUNTINGTON POINTE PHASE V, A SUBDIVISION RECORDED IN BOOK AAA, PAGE 572 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE SOUTH 89°23'47" EAST, 66.47 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2014, PAGE 040536-14 OF SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTH LINE OF SAID TRACT SOUTH 89°22'20" EAST, 1334.18 FEET TO THE POINT OF BEGINNING, CONTAINING 2,031,067 SQUARE FEET (46.63 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

LOT 2

A TRACT OF LAND LYING IN PART OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF HUNTINGTON POINTE PHASE V, A SUBDIVISION RECORDED IN BOOK AAA, PAGE 572 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE WEST ONE-HALF OF LOT 4 OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 1, THENCE ALONG THE NORTH LINE OF SAID LOT 4, ALSO BEING THE SOUTH LINE OF HUNTINGTON POINTE PHASE V NORTH 89°23'47" WEST, 66.47 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE SOUTH LINE OF LOT 4 AND ALONG THE EAST LINE OF SAID TRACT NORTH 01°59'27" EAST, 916.87 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 1519, PAGE 1878 OF SAID RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID TRACT NORTH 02°07'49" EAST, 413.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING ON THE NORTH LINE OF SAID LOT 4 AND THE SOUTH LINE OF HUNTINGTON POINTE PHASE III, A SUBDIVISION RECORDED IN BOOK AAA, PAGE 167 OF THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF LOT 4 SOUTH 89°23'47" EAST, 484.68 FEET TO THE POINT OF BEGINNING, CONTAINING 751,612 SQUARE FEET (17.25 ACRES), ALL LYING IN SECTION 1, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

SURVEYOR'S NOTES

PREVIOUSLY RECORDED PROPERTY BOUNDARY SURVEY WAS PROVIDED OR DISCOVERED DURING THE RESEARCH PROCESS.

FENCE LOCATIONS SHOWN BETWEEN DIMENSION POINTS ARE APPROXIMATE AND THE ACTUAL FENCE MAY MEANDER FROM THE LOCATIONS SHOWN ON THE PLAT HEREIN. ALL INTERIOR FENCES MAY NOT BE SHOWN.

PROPERTY ACCURACY STANDARD: **URBAN**

DATE OF SURVEY FIELD WORK: 02/10/2025

KENT R. PETERSON
LAND SURVEYOR
NUMBER 2659
MCW 2659

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PROJECT:	LOCATION:	CLIENT:	TITLE:
SPRINGFIELD GREENE COUNTY, MISSOURI 65803	HULSTON INVESTMENTS, INC.		PRELIMINARY PLAT

SHT NO: C-001