



City of Springfield

Agenda

City Council

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

July 28, 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. July 14, 2025, City Council Meeting, July 15, 2025, Special City Council Meeting, and July 22, 2025, Special 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 2025-146 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 47 acres of property generally located at 6217 South Southwood Avenue from Planned Development No. 258 and GI, Government and Institutional Use District with Conditional Overlay No. 36, to GI, Government and Institutional Use District; establishing Conditional Overlay District No. 269; and adopting an updated Official Zoning Map. (By: Tea Properties MO I, LLC; 6217 South Southwood; Z-4-2025 with Conditional Overlay District No. 269).

6.2. Council Bill 2025-147 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 7 acres of property generally located at 6323 South Hartley Avenue, also known as South Farm Road 175, from Planned Development No. 258 to GI, Government and Institutional Use District; and adopting an updated Official Zoning Map. (By: Tea Properties MO II, LLC; 6323 South Hartley Avenue; Z-5-2025).

6.3. Council Bill 2025-148 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 10 acres of property generally located at 6470 South Farm Road 175 from Planned Development No. 258 to GI, Government and Institutional Use District; establishing Conditional Overlay District No. 270; and adopting an updated Official Zoning Map. (By: Tea Properties MO II, LLC; 6470 South Farm Road 175; Z-6-2025 with Conditional Overlay District No. 270)

6.4. Council Bill 2025-149 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4 acres of property generally located at 3023 East Riverbluff Boulevard from R-SF, Single-Family Residential District, to GI, Government and Institutional Use District; and adopting an updated Official Zoning Map. (By: Tea Properties MO II, LLC; 3023 E. Riverbluff Blvd; Z-7-2025)

6.5. Council Bill 2025-150 (Adib-Yazdi)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 42 acres of property generally located at 3020, 3050, and 3053 East Riverbluff Boulevard from Planned Development No. 302 and GI, Government and Institutional Use District with Conditional Overlay District No. 36, to GI, Government and Institutional Use District; and adopting an updated Official Zoning Map. (By: Tea Properties MO I, LLC and Mercy Health Springfield Communities; 6323 S. Hartley Avenue; 3020, 3050 & 3053 E. Riverbluff Blvd; Z-8-2025).

6.6. Council Bill 2025-151 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.1 acres of property generally located at 1414 West Elfindale Street and 1405 West Sunshine Street from Planned Development No. 319, Planned Development No. 46, and Planned Development No. 46 Amendment 2 to GR, General Retail District; and adopting an updated Official Zoning Map. (By: Guaranty Bank & NAP Legacy Real Estate LLC; 1414 West Elfindale Street and 1405 West Sunshine Street; Z-9-2025).

6.7. Council Bill 2025-155 (Hardinger)

A general ordinance amending Springfield City Code, Chapter 10 'Alcoholic Beverages,' Article I 'In General,' Section 10-66 'Exception for Downtown and Commercial Street events,' for the purpose of removing the limitation on the number of permitted events.

6.8. Council Bill 2025-156 (Jenson)

A special ordinance authorizing the City Manager, or designee, to enter into a Box Culvert and Parallel Development Agreement with BNSF Railway Company for the installation of a reinforced concrete box culvert beneath the railroad tracks near the crossing with Boonville Avenue.

6.9. Council Bill 2025-162 (Hardinger, Horton)

A general ordinance suspending enforcement of Sec. 118-124 of the City Code, requiring payment of a vehicle inspection fee for taxicabs; and referring Chapter 118 – Vehicles for Hire, Article II – Taxicabs, Courtesy Cars and Airport Limousines, to the Finance and Administration Committee.

6.10. Council Bill 2025-158 (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 West Talmage Addition, generally located at 2655 North Grant Avenue and 739 West Talmage 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.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2025-163 (Jenson)

A resolution granting a new liquor license to sell liquor by the drink at retail, including Sunday sales, to Pinecone Developments, LLC, d/b/a Pinecone Developments LLC, for the location at 465 South Grant Avenue.

8. EMERGENCY BILLS.

8.1. Council Bill 2025-170 (Schrag)

A special ordinance calling an election on Tuesday November 4, 2025, in the City of Springfield, Missouri, to submit to the qualified voters the question of whether an additional three percent (3%) license tax shall be imposed on the business of renting, leasing, or letting living quarters, sleeping accommodations, rooms, or a part thereof, in connection with any hotel, motel, tourist court, or short-term rental, derived from or paid by transient guests for sleeping accommodations, for the purpose of attracting travel and tourism, including the construction of a regional convention and event center; and declaring an emergency.

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 2025-164 (Hosmer)

A special ordinance amending the City of Springfield Code Chapter 74 'Nuisance and Housing Code' Article I 'In General' Section 74-1 'Definitions,' Article II 'Enforcement,' Section 74-37 'Decision,' and Section 74-38 'Cost, assessments, and nuisance-abatement lien,' Article VII 'Nuisances,' Division 1 'Generally,' Section 74-382 'Property owner's responsibility for nuisance abatement,' and Division 2 'Weeds and Other Rank Vegetation,' Section 74-401 'Rank vegetation declared hazard to public health, safety and welfare,' Section 74-402 'Authority of city manager to determine existence of nuisance,' Section 74-403 'Weeds over seven inches in height declared nuisance,' and Section 74-406 'Charges for abatement by city,' to revise the sections for clarity, efficiency, and improved nuisance abatement and to add provisions to City of Springfield Code Chapter 38 'Land Development Code,' Article I 'Administration and Enforcement of Codes,' Division 4 'Permits and Fees,' Section 38-134 'Submittal documents' to better regulate construction, small-project construction, and a range of construction components.

12.2. Council Bill 2025-165 (Hardinger)

A general ordinance amending Chapter 36 of the Springfield City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 5, 'Supplemental District Regulations,' Section 36-459, 'Special regulations for retail liquor sales,' for the purpose of removing the requirement to advertise notice of proposed liquor sales in an official newspaper or a newspaper of general circulation in the City of Springfield, Missouri, for at least five consecutive issues to align City Code with state publication requirements.

13. FIRST READING BILLS. Requiring One Reading.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2025-166 (Hosmer)

A special ordinance amending the Fiscal Year 2024-2025 operating budget of the City of Springfield in the General Fund by increasing both revenue and expenses in the amount of \$275,643.54, for the purpose of adjusting for certain reimbursements and associated offsetting expenses, adjusting the salary budget for retirement payouts, and adjusting interdepartmental budgets.

14.2. Council Bill 2025-167 (Carroll)

A special ordinance amending the Fiscal Year 2024-2025 operating budget of the City of Springfield by increasing both revenue and expenses in the amount of \$203,698.25, in various Special Revenue Funds, for the purpose of accounting for certain reimbursements and associated offsetting expense items.

14.3. Council Bill 2025-168 (Lee)

A special ordinance amending the Park Board's Fiscal Year 2024-2025 operating budget by increasing revenues by \$450,000 and appropriating \$375,000 of Park's Fund

Balance, for a total of \$825,000, to offset unanticipated expenditures of \$825,000, and increasing both revenues and associated expenses within the Golf Enterprise Fund by \$580,000, for an overall budget adjustment of \$1,405,000.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

16. NEW BUSINESS.

- 16.1. Recommendation from the Plans and Policies Committee regarding referral of Consideration of updated policies addressing utility growth areas surrounding the City of Springfield to the Community Involvement Committee.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS.

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

- 20.1. Council Bill 2025-169 (Lee)

A resolution confirming the appointment of Carol McLeod to the Downtown Springfield Community Improvement District Board of Directors.

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

- 21.1. Council Bill 2025-157 (Hosmer)

A special ordinance authorizing the City Manager, or designee, to enter into a mutual aid agreement between the Brookline Fire Protection District and the City of Springfield for the purpose of providing fire protection mutual aid.

- 21.2. Council Bill 2025-159 (McGull)

A special ordinance authorizing the City Manager, or designee, to enter into an Intergovernmental Agreement with the Board of Governors of Missouri State University for the purpose of continuing to provide enhanced law enforcement services within and around the Missouri State University campus.

22. END OF CONSENT AGENDA.

23. ADJOURN.