



## 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

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**October 20, 2025**

**6:30 PM**

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

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#### [Rules and procedures.](#)

#### **1. ROLL CALL.**

#### **2. APPROVAL OF MINUTES.**

2.1. Approval of Minutes. October 6, 2025, City Council Meeting and October 7, 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, RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING, AND REPORT FROM THE CHAIR OF THE CITIZENS' TAX OVERSIGHT COMMITTEE.**

#### **6. SECOND READING AND FINAL PASSAGE.**

Citizens Have Spoken. May Be Voted On. Except Item 6.4. Citizens May Speak on the Amended Council Bill Only.

##### **6.1. Council Bill 2025-220 (Adib-Yazdi)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.60 acres of property generally located at 1739, 1745, and 1755 South National Avenue, 1111, 1119, 1133, and 1141 East Sunshine Street, and 1138 East University Street from R-SF – Single-family residential district to O-2, Office district with Conditional Overlay District No. 276; establishing Conditional Overlay District No. 276; and adopting an updated Official Zoning Map. (By: BK&M, LLC; 1739, 1745, and 1755

South National Avenue, 1111, 1119, 1133, and 1141 East Sunshine Street, and 1138 East University Street; Z-20-2025 with Conditional Overlay District No. 276).

6.2. Council Bill 2025-217 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 3.33 acres of property generally located at 3358 North Beaver Road and 5242 East Farm Road 104 from County C-1 district to HC – Highway commercial district; and adopting an updated Official Zoning Map. (By: CREDC Strafford, LLC; 3358 North Beaver Road & 5242 East Farm Road 104; Z-17-2025).

6.3. Council Bill 2025-218 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.20 acres of property generally located at 1544 North National Avenue from GM – General manufacturing district to GR – General retail district; and adopting an updated Official Zoning Map. (By: 3 Patel, LLC; 1544 North National Avenue; Z-18-2025).

6.4. Amended Council Bill 2025-219 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6 acres of property generally located at 1012 West Buena Vista Street from Planned Development No. 377 to R-SF – Single-family residential district; and adopting an updated Official Zoning Map. (By: Ridge HZ, LLC; 1012 W. Buena Vista Street; Z-15-2025).

6.5. Council Bill 2025-222 (Hosmer)

A special ordinance authorizing a budget adjustment amending the budget of the Tourism/Convention Fund for Fiscal Year 2025-2026 in the amount of \$750,000 to appropriate reserves from the Tourism/Convention Fund for the purpose of planning, designing, and constructing a Regional Convention and Event Center.

**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 2025-225 (Carroll)

A special ordinance approving the Amended Petition to Establish the Sunshine Towne Centre Community Improvement District; and authorizing the City Manager, or designee, to execute the First Amendment to the Cooperative Agreement between the City of Springfield, the Sunshine Towne Centre Community Improvement District, and Springfield West Partners, LLC.

12.2. Council Bill 2025-226 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 48 acres of property generally located at 3830 East Division Street from County A-1, Agriculture District, to Planned Development No. 392; and adopting an updated Official Zoning Map. (By: East Division Development, LLC Etal; 3830 E. Division Street; Planned Development No. 392.)

**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 2025-227 (Carroll, Hardinger, Horton, Lee)

A general ordinance amending the Springfield City Code by enacting a new Chapter 75 'RESIDENTIAL RENTAL LICENSE AND INSPECTION PILOT PROGRAM.'

**15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.**

15.1. Jahnavi Delmonico wishes to address City Council.

**16. NEW BUSINESS.**

**17. UNFINISHED BUSINESS.**

**18. MISCELLANEOUS.**

**19. CONSENT AGENDA – FIRST READING BILLS.**

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

20.1. Council Bill 2025-228 (Lee)

A special ordinance to levy and assess a special tax against the lots, blocks, and parcels of ground hereinafter described and to establish rates to pay for the cost of the construction of sanitary sewers in the City of Springfield, Missouri, in Sanitary Sewer District No. 217 of Section No. 15, in the general vicinity of Bagnell Street and Biloxi Avenue; providing for inclusion of said district in the City Sewer Financial Assistance Program; authorizing the City Clerk to issue special tax bills and deliver the same to the Director of Finance to be registered in his office in accordance with this Ordinance; and declaring that this Ordinance qualifies for approval in one-reading under City Charter Section 10.15.

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

**21.1. Council Bill 2025-223 (Jenson)**

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 The Vibe Crossing, generally located at 3861 West University 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.

**22. END OF CONSENT AGENDA.**

**23. ADJOURN.**