City of Springfield

Minutes

City Council Meeting

Jeff Schrag, Mayor

Zone Councilmembers	**General Councilmembers**
Monica Horton, Zone 1	Heather Hardinger, General A
Abe McGull, Zone 2	Craig Hosmer, General B
Brandon Jenson, Zone 3	Callie Carroll, General C
Bruce Adib-Yazdi, Zone 4	Derek Lee, General D

October 6, 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 McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Absent: Councilmember Carroll.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. September 22, 2025, City Council Meeting.

Councilmember Adib-Yazdi moved to approve the September 22, 2025, City Council meeting minutes as presented. Councilmember Jenson 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 Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. 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 Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

4. CEREMONIAL MATTERS.

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

Mr. Cameron noted Public Works crews, in coordination with contracted partners, continued to make progress following the severe weather experienced earlier in the year. He commended the team and noted the timeliness given having to wait for a Federal Emergency Management Agency (FEMA) declaration. He added the first storm was declared a FEMA declaration and the second was not. He further noted approximately 43,632 cubic yards of debris had been collected curbside. That was 3,636 dump trucks' worth of material, and approximately 99.5% of the debris was cleared to date. He thanked the crews that had been working extended hours to get neighborhoods back in order, and Cora Scott, Director of Public Information and Civic Engagement, for communicating volunteer efforts.

Mr. Cameron noted staff monitored progress at the Jenny Lind Apartments each week. He further noted the largest elevator was set to be completed in six weeks. He added there were currently four individuals in extended-stay hotels, and property management continued to offer lower-level apartments to those living in higher floor apartments, as they become available.

Mr. Cameron noted planning was underway for the National Route 66 Centennial Kickoff Celebration, set for April 30 through May 2, 2026. He added Ms. Scott was the chair of the Missouri Route 66 Centennial Commission, who was producing the major event, and Springfield would be honored to serve as the national host city for this historic milestone. Mr. Cameron added Ms. Scott had raised millions of dollars for the project and expressed his belief she would continue to raise sponsorships. He added she had some front-name talent for the event. He noted the City encouraged individuals to continue to sponsor the event and become partners.

Mayor Schrag moved City Council suspend the rules and consider item 12.4, Council Bill 2025-220, before considering second reading bills. Councilmember McGull seconded the motion and discussion continued. Mayor Schrag noted the motion would require a two-thirds majority, or six votes, for passage.

Councilmember Horton asked for an explanation of why the rules were being suspended. Mayor Schrag responded a large number of speakers were anticipated, and the developer had asked for the proposed to be remanded to the Planning and Zoning Commission. Mayor Schrag noted if remanded the neighbors would not have to sit through a long meeting. Councilmember Horton asked if there were any significant changes discussed that could be shared. Mayor Schrag noted there was a motion and second to be completed first.

The motion to take item 12.4 out of order passed by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Mayor Schrag. Nays: Councilmember Adib-Yazdi. Absent: Councilmember Carroll. Abstain: None.

12.4 Council Bill 2025-220 (Adib-Yazdi)

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).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the request to remand. Mr. Crighton noted a request was received from the applicant to remand the proposed to the Planning and Zoning Commission.

Mayor Schrag moved to remand Council Bill 2025-220 (Adib-Yazdi) to the Planning and Zoning Commission. Councilmember McGull seconded the motion, and it was discussed.

Councilmember Horton asked if staff had additional details related to remanding the proposed. Mr. Crighton responded between the Planning and Zoning Commission meeting and the current meeting; the developer made a request to add to the conditional overlay district (COD) and allow for temporary lodging uses or hotels as a permitted use. He added the way the COD was structured did not list all the uses that wouldn't be permitted, but the uses that would be, and the hotel was not included in that list. Mr. Crighton added the developer would prefer to have that as an allowed use. He noted the proper course of action would be to remand the proposed to the Planning and Zoning Commission.

Councilmember Horton asked why Councilmember Adib-Yazdi voted no to taking the item out of order. Councilmember Adib-Yazdi responded the proposed was a rezoning case with a conditional use to be added to Office-2. He further noted for the use to be added for a hotel to be allowed, it first needed to be rezoned for Office-2. He expressed his belief in doing this in the proper steps; the zoning would be first, with the conditional use permit (CUP) next.

Councilmember Hosmer asked when the City was notified the applicant wanted to remand the proposed. Mr. Crighton responded Friday afternoon. Councilmember Hosmer noted the proposed was to do a conditional overlay district but not a planned development. He asked if the developer intended to sell the property. Mr. Crighton responded he believed the developer wished to rezone the property for the purpose of selling it. Councilmember Hosmer asked if the proposed would go to the Planning and Zoning Commission on November 6 if remanded. Mr. Crighton responded affirmatively.

Councilmember Hosmer asked when the Sunshine Corridor Study would be completed. Mr. Crighton responded at the end of the first quarter of 2026. Councilmember Hosmer expressed his belief it would make sense to continue the item until after the corridor study. He noted the study was approximately $700,000 of taxpayer money and would determine how to best utilize the Sunshine Street Corridor.

Councilmember Adib-Yazdi noted he understood Councilmember Hosmer's position and expressed his belief he would not want to hold up the process as a developer. He asked if the property would need to be zoned O-2 prior to obtaining the conditional use of a hotel. Mr. Crighton responded this situation was different in that the City was translating to a new zoning map, with a new CMX -1 district. Councilmember Adib-Yazdi noted he was only asking about the current situation. Mr. Crighton responded affirmatively. Councilmember Adib-Yazdi noted the developer could complete a conditional use permit application for a hotel if approved for office use. Mr. Crighton responded that would be an alternative path. Councilmember Adib-Yazdi expressed his belief that putting in a conditional use that was a conditional use only, but including it in the rezoning, seemed like short-circuiting the process by doing them both. He further expressed his belief that remanding the proposed would not help the conversation with the neighborhood, and that would be a burden on everyone's time.

Councilmember McGull asked if the developer had asked the proposed to be remanded to the Planning and Zoning Commission. Mr. Crighton responded affirmatively. Councilmember McGull asked if the developer was requesting there be conditional overlay districts that limited the use of the property, and if so, what he was limiting himself to. Mr. Crighton responded affirmatively and noted the limitations were in the staff report. Mr. Crighton noted the idea behind that was to severely restrict uses to things that would be appropriate to the neighborhood. The limitations included were no entertainment uses, no vaping, no dollar stores, and any previous limitations. Councilmember McGull expressed his belief the request to remand should be treated the same as others that have requested the same and the process should be followed and the developer allowed to have the opportunity to be heard before the Planning and Zoning Commission.

Councilmember Lee noted the City Attorney had once given City Council guidance on reasons to vote against legislative actions and asked if that would apply in this case, and if it were appropriate to delay the proposed until a traffic study was conducted. Mr. Paul responded traffic was certainly an appropriate reason to base a decision for rezoning. He added a remand to the Planning and Zoning Commission to study that further was appropriate.

The motion to remand Council Bill 2025-220 to the Planning and Zoning Commission failed by the following vote: Ayes: Councilmember McGull, Councilmember Hardinger, Councilmember Lee, and Mayor Schrag. Nays: Councilmember Hosmer and Councilmember Adib-Yazdi. Absent: Councilmember Carroll. Abstain: Councilmember Jenson and Councilmember Horton.

Mr. Crighton provided a brief overview of the proposed. Mr. Crighton noted the proposed was a request to rezone approximately 2.6 acres located at Sunshine Street and National Avenue to O-2 district. He further noted the request had come before City Council multiple times and this request differed in that the developer was requesting a different zoning classification. He added the applicant submitted a plan illustrating where the buffer yards would be adjacent to the existing residential neighborhood. Mr. Crighton noted there was a 20-foot interior buffer and the standard buffer along University Street was 15 feet. He further noted there were additional streetscape improvements. He added there were additional requirements the Planning Department would ask of the applicant, such as a lot combination to consolidate the properties and a site plan to show conformance with the criteria of the COD. Mr. Crighton noted the Comprehensive Plan Land Use and Development Chapter identified the area as a traditional neighborhood, and it was within the one-to-two block area that it also defined as a transitional area. He further noted staff felt this was an appropriate use of the property and an appropriate implementation of the traditional neighborhood placetype.

An opportunity was given for citizens to express their views.

Chris Wynn, a representative of the applicant, provided an explanation as to why they wanted the proposed remanded to the Planning and Zoning Commission. Mr. Wynn noted under the current zoning case, they had the option to come back in front of City Council with a conditional use permit to have a hotel. He further noted if the case were approved, the next time they could return for a conditional use permit was November 29, and that would not come before City Council until mid-February of 2026. He added after that point, the new classification of CMX-1 would rezone the property. He noted CMX-1 would not allow for a hotel, even with a COD, and they requested the proposed be remanded to allow the addition of a hotel. Mr. Wynn further noted they chose the O-2 designation because retail was not an option, and their remaining options fell into the O-2 zoning. He added the allowable uses for the property fell into four categories: mixed use, multifamily or single-family residential, office, or assisted living. He noted they attempted to limit the height and improve bufferyards and surrounding roads.

Councilmember Jenson asked if notifications had gone out for the citywide rezoning process. Steve Childers, Director of Planning and Development, responded they would go out October 10. Councilmember Jenson asked if the City initiated the remapping project. Mr. Childers responded affirmatively. Councilmember Jenson asked Mr. Childers to confirm there would be no cases of upward or downward rezoning. Mr. Childers responded affirmatively and added there could be situations, possibly depending on the overlay district, that could cause that to occur. He noted with the proposed, the COD as submitted in the application did not include a hotel, and it would transfer as it was because the COD was not submitted to list a hotel with the approval of a CUP. Councilmember Jenson asked if every single property in the City was included in the citywide remapping process, and if they were all being brought at the same time. Mr. Childers responded affirmatively. He added the remapping process would come forward to City Council toward the end of the year. Councilmember Jenson asked if the pending rezoning would be included in the citywide remapping. Mr. Paul responded all would be included.

Councilmember Adib-Yazdi asked what the timeframe was for remapping to occur. Mr. Childers responded it was hard to know how many issues would occur, and they were anticipating the entire mapping process would be completed, and the new zoning code adopted, by April 1. Councilmember Adib-Yazdi asked if a conditional use permit for a hotel could be considered if the O-2 was approved for the proposed. Mr. Childers responded anything that started while the remapping was in process would be considered. Mr. Paul noted after remapping was complete, a new rezoning could be applied for.

Ralph Duda, the applicant, addressed City Council. Mr. Duda expressed his belief it was difficult to summarize three-and-a-half years in three minutes. Mr. Duda noted the day before the Planning and Zoning Commission meeting, they were going with a General Retail District with a COD to allow 8 to 10 uses, including a hotel. He expressed his belief they were pressured by the City to go with O-2 with a hotel allowed with the CUP. He further expressed his belief the CMX-1 designation that would be used would not make economic sense. Mr. Duda expressed his belief his company was being treated differently.

Lee Viorel, a representative of several University Heights property owners, addressed City Council. Mr. Viorel expressed his belief the focus should be on placing the burden on the developer to explain why the proposed should be spot zoning. He further expressed his belief the proposed was not consistent with the Comprehensive Plan and the arterials that ran on the south side of Sunshine Street were deemed to be buffer zones that isolated University Heights. Mr. Viorel noted the Comprehensive Plan dictated City Council should focus on preservation of residential housing and housing patterns. He expressed his belief O-2 was not compatible with the neighborhood due to high levels of traffic.

Holly Acharya expressed her opposition to the proposed. Ms. Acharya expressed her belief neighbors were in a tough position because their goals did not align with the applicant whose purpose was to make money for their investors. Ms. Acharya thanked Councilmember Adib-Yazdi for trying to bridge the gap and facilitate a meeting and expressed her belief it was helpful to have those opportunities. Ms. Acharya asked City Council to vote down the proposed and reopen a dialogue between the City and residents.

Donna Hemann, a representative of the University Heights Neighborhood Association, expressed her appreciation to City Council for their service. Ms. Hemann expressed her belief a compelling reason to retain the current zoning was that the proposed would best serve the City as green space. She noted green corridors were stretches of vegetation that linked larger green areas within cities. Ms. Hemann further noted University Heights was the cornerstone of one of those connecting all the way to the Fassnight Creek Greenway and providing homes and safety to people and wildlife. She further expressed her belief the area provided traffic-calming to Sunshine Street and National Avenue. Ms. Hemann expressed her belief the Sunshine Corridor Study echoed these facts.

Ashton Lewis, a resident of University Heights, expressed his opposition to the proposed. Mr. Lewis expressed his belief there was a need to preserve the integrity, safety, and stability of an established community that contributed greatly to the City. He noted his opposition was due to the lack of a plan and an increase in traffic. Mr. Lewis noted in the City's development review staff report showed the daily vehicle trips could rise from approximately 125 to 1,900. He expressed his belief O-2 zoning was incompatible with the surrounding residential use.

Barbara Sue Robinson, a resident of the University Heights neighborhood, spoke in opposition to the proposed. Ms. Robinson noted the applicant purchased the properties knowing they were zoned for Single-Family Residence and expressed her concern for the increased scope of the proposed development. Ms. Robinson noted she had personally invested in many homes in the area. She further noted a survey conducted with residents showed the top four values of University Heights residents were historic architecture and character, single-family residential nature, walkability and bikeablity, and friendliness of the neighborhood.

Rina Edge thanked Councilmember Jenson and Councilmember Adib-Yazdi for their meeting and expressed her belief further guided discussions would be beneficial. She further expressed her belief single-family residential or a group home designation for a single family was a viable option. She noted the current homes were being rented out and expressed her belief it would be difficult for the renters to find alternate housing. Ms. Edge expressed concerns with traffic and premature left turns into the neighborhood. She further expressed her belief the proposed was not of practical use.

Jeff VanDenBerg, a resident of University Heights, spoke in opposition to the proposed. Mr. VanDenBerg questioned the need for the properties to be rezoned and noted there was no plan for development of the site. He noted the absence of a plan created uncertainties in a historic neighborhood with housing. He further noted housing was a priority for the City and expressed his belief the proposed was not the right balance. Mr. VanDenBerg noted neighborhoods on the south side of Sunshine Street were in the traditional zone and expressed his belief there should not be rezoning in the heart of a viable residential neighborhood. Mr. VanDenBerg expressed his belief it would be preemptive of the Sunshine Corridor Study to rezone at this point.

Councilmember Hosmer asked Mr. VanDenBerg how long he had lived in University Heights. Mr. VanDenBerg responded 27 years. Councilmember Hosmer asked Mr. VanDenBerg what he thought an unknown development would do to the neighborhood. Mr. VanDenBerg responded it was unknown. He expressed his belief the properties were too important to not have certainty. He added they did not know whether the development would be compatible with the neighborhood or not. He further expressed his belief the neighborhood did not want the properties to be vacant, but added an office building and a hotel were not a good fit.

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

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2025-212 (Carroll)

A special ordinance authorizing a budget adjustment amending the budget of the Department of Economic Vitality and Workforce Development for the Fiscal Year 2025-2026 in the amount of $500,000 to appropriate federal grant funds for a Brownfields Community-wide Assessment grant received from the United States Environmental Protection Agency.

Ordinance 28214. Council Bill 2025-212 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

6.2. Council Bill 2025-213 (Hosmer)

A special ordinance amending the budget for Fiscal Year 2025-2026 for the Department of Environmental Services in the amount of $2,500,000 to appropriate retained earnings from the Clean Water Enterprise Fund for the construction of the Inman Sanitary Sewer Improvement project.

Ordinance 28215. Council Bill 2025-213 (Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

6.3. Council Bill 2025-214 (Lee)

A special ordinance authorizing a budget adjustment amending the budget of the Public Works Department for Fiscal Year 2025-2026 by appropriating $500,000 of Spring Forward SGF 1/2-cent sales tax revenue, as recommended by the Citizens' Advisory Board, to provide funding for engineering, community outreach, and project development for a Neighborhood Works "Plus" Program.

Ordinance 28216. Council Bill 2025-214 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

6.4. Council Bill 2025-215 (Jenson)

A special ordinance authorizing the City Manager, or designee, to enter into an Agreement for Crossing Closure and/or Roadway Improvements with the Missouri Highways and Transportation Commission ("MHTC") and BNSF Railway Company, for the purpose of closing an existing grade crossing in the vicinity of Mill Street between Campbell Avenue and Boonville Avenue; and amending the Fiscal Year 2025-2026 budget in the amount of $200,000 to appropriate contributions from MHTC and BNSF for this project.

Ordinance 28217. Council Bill 2025-215 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2025-216 (Hardinger)

A resolution declaring the intent of the City of Springfield to potentially reimburse itself for certain expenditures related to the construction of a regional convention and event center incurred prior to the issuance of tax-exempt financings issued by or on behalf of the City.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the proposed would allow the City to reimburse itself for expenditures related to the construction of a regional convention and events center that were incurred prior to the issuance of tax-exempt financing that would potentially be issued in the future. He further noted City Council called for an election on November 4 of this year, asking voters to increase the licensing tax on hotels, motels, tourist courts, and rentals by 3 percent to construct a regional convention and event center.

Councilmember Jenson asked for confirmation that costs would only be incurred should the November ballot issue pass. Mr. Holtmann responded the intention was to be ready to go upon passage; however, there were certain costs already incurred.

Councilmember Hosmer asked why the request was necessary. Mr. Holtmann responded that otherwise they would not be able to go back and recover costs from the tax-exempt financing that were incurred prior to issuing the debt. He added this would add transparency.

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

Resolution 10840. Council Bill 2025-216 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. 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 2025-217 (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).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow rezoning of three-and-one-third acres of property adjacent to Buc-ee's property to Highway Commercial District. He added the proposed was aligned with the Comprehensive Plan.

An opportunity was given for citizens to express their views.

Rhys Williams, counsel for the applicant, spoke in support of the proposed. Mr. Williams thanked Planning staff for their support and collaboration. He noted the site was annexed into the City effective June 9, 2025. He further noted the applicant was seeking to rezone to commercial district with the intent to redevelop the property as a comprehensive marijuana dispensary, which was permitted in that zoning, and the faculty would satisfy all the City's specific ordinances that pertained to marijuana facilities. Mr. Williams noted the facility would be a thousand feet from any school, daycare, or church, have no residence located in the building, remain closed between the hours of 10:00 p.m. and 6:00 a.m., and have rigorous security onsite.

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

12.2. 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).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow rezoning of .2 acres of property located just north of the railroad tracks on National Avenue. He further noted the property was historically used as a commercial property and was rezoned to manufacturing district due to its proximity to the railroad. He added the request was supported by the Comprehensive Plan's Land Use chapter.

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

12.3. 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).

Councilmember Lee recused himself from Council Bill 2025-219 and left the dais.

Jordan Paul, City Attorney, provided a brief overview of the proposed. Mr. Paul noted it was recommended a condition be added at the Commission level, which was appropriate. He added the condition recommended was consistent with appropriate zoning considerations and was specifically regarding traffic. Mr. Paul expressed his belief the condition was made on the spot in a way that was slightly problematic from a legal perspective. He added it was framed in terms of the preliminary plat, which was a subdivision regulation that made enforcement more difficult.

Mr. Paul noted he was asking the City Council to consider amending the proposed to change the language from the preliminary plat shall depict suitable measures to calm traffic and to limit or restrict the free flow of auto traffic through the proposed development between West Buena Vista Street and South Buckingham Lane, to change to the requirements of the Springfield Land Development Code Section 36- 380 RSF Single Family Residential District are modified to require that development of the property described in Exhibit A, which would be the legal description, shall require suitable measures to calm traffic and to limit or restrict the free flow of auto traffic through their proposed development between West Buena Vista Street and South Buckingham Lane. Mr. Paul further noted the condition language proposed by the Planning and Zoning Commission was unchanged; it was attached as a condition to the zoning code rather than the preliminary plat.

Mayor Schrag moved to amend Council Bill 2025-219 (Jenson) by modifying the conditions recommended by the Planning and Zoning Commission to delete the reference to subdivision regulations, specifically the preliminary plat, and add a reference to the zoning regulations as set forth in the written motion. Councilmember Jenson seconded the motion, and discussion continued.

Councilmember Adib-Yazdi asked if the preliminary plat would include the conditions. Mr. Paul responded a normal traffic restriction would typically be based on the recommendation of the City Traffic Engineer. Councilmember Adib-Yazdi asked if it would be part of the preliminary plat. Mr. Paul responded it should be reflected in the plat.

The motion to amend Council Bill 2025-219 was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll and Councilmember Lee. Abstain: None.

Mayor Schrag noted Council Bill 2025-219 was amended. He further noted the public hearing on the amended Council Bill would be held at the October 20, 2025, City Council meeting.

Councilmember Lee returned to the dais.

13. FIRST READING BILLS. Requiring One Reading.

Citizens May Speak. May Be Voted On.

13.1. Council Bill 2025-221 (McGull)

A special ordinance authorizing the City Manager, or designee, to enter into a Cost Apportionment Agreement with the Missouri Highways and Transportation Commission for the purpose of funding the preliminary engineering and environmental work for future improvements at and near US-65 and Division Street; amending the Fiscal Year 2025-2026 budget in the amount of $300,000 to appropriate federal Surface Transportation Block Grant funds for this project; and declaring that this Ordinance qualifies for approval in one reading pursuant to City Charter Section 2.16(25).

Dan Smith, Director of Public Works, provided a brief overview of the proposed. Mr. Smith noted would be a cost share with the Missouri Department of Transportation (MoDOT) and Burlington Northern Santa Fe (BNSF) Railway, which would anticipate a study looking at Division Street near Highway 65. He further noted MoDOT was planning to replace the bridge on Division Street over Highway 65 by 2037. He noted this would be ideal timing for reviewing the grade railroad crossing and added a railroad study in 2006 recommended the City look for opportunities to place a bridge over the rail crossing and eliminate the grade crossing for safety and traffic flow. Mr. Smith further noted the cost share would be $600,000 from MoDOT and $300,000 from the City. He added federal funds would be used with no local funds, and BNSF would provide $100,000. Mr. Smith noted MoDOT would cover any costs above the million-dollar threshold of the study. He further noted there was a lot of economic activity happening, and a corridor study on Division Street east of Highway 65 would be developed in the next couple of years.

Mayor Schrag asked for clarification on the date MoDOT was planning on replacing the bridge. Mr. Smith responded the thought was they needed to rebuild the bridge by 2037.

Councilmember McGull expressed his support and belief that it was a great idea due to the economic vitality on East Division Street. He asked if there was any thought given to Cherry Street. Mr. Smith responded Cherry Street was mentioned in the railroad reconfiguration study. He added it was shown as a lower priority given priorities such as traffic volumes. Mr. Smith added there could be opportunities in the future.

Councilmember Adib-Yazdi noted LeCompte Road was mentioned and asked if it stopped short of the project. Mr. Smith responded LeCompte Road went to Eastgate and to the west to Packer Road. He noted the project would go far enough to ensure the grade changes necessary to go along with the bridge replacement and bridging over the railroad would be accommodated.

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

Ordinance 28218. Council Bill 2025-221 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. 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.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the proposed would allow the Fiscal Year 2025-2026 budget of the Tourism Convention Fund to be amended by $750,000 for the purpose of planning, designing, and constructing a regional convention and event center. He added the funds would cover a portion of pre-design and pre-construction planning so the City would be able to continue to make progress on the project if the tax initiative passed. Mr. Holtmann noted this was the second part of the earlier resolution that was shared.

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

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Tim Havens wishes to address City Council.

Tim Havens did not appear to address City Council.

15.2. Laura Ransin wishes to address City Council.

Laura Ransin addressed City Council. Ms. Ransin noted she was born and raised in Springfield and recently started to pay close attention to City Council meetings. She further noted just becoming aware that the City did not have campaign contribution limits in place for municipal elections. She expressed her belief that having these would be good common sense. Ms. Ransin further expressed her belief there was a risk that large donors could have a disproportionate influence on elections without reasonable limitations in place, and this created the perception that big money was more important than the voices of everyday constituents.

15.3. Kevin Dwight Richardson wishes to address City Council.

Kevin Dwight Richardson addressed City Council. Mr. Richardson thanked Councilmember Hosmer for bringing up the campaign finance issue in the previous month. He requested the issue have a hearing very soon so the community would have the opportunity to voice their thoughts. He added there were nearby cities that had passed common sense resolutions for their City Council. He expressed his belief campaign financing limits would open the field for more individuals to represent their community.

Councilmember McGull thanked Mr. Richardson and the others for speaking. He noted a further concern could be that limiting campaign contributions favored the incumbent. He further noted the issues would be addressed by the Plans and Policies Committee.

15.4. Phillip George wishes to address City Council.

Phillip George did not appear to address City Council.

15.5. Rachel Jamieson wishes to address City Council.

Rachel Jamieson addressed City Council. Ms. Jamieson thanked City Council for their dedication and service to the community. She noted that surrounding cities and the State of Missouri have campaign finance limits and was surprised that the City did not. She expressed her belief that not having limits could allow donors to have vastly disproportionate influence on elections or policymaking. Ms. Jamieson further expressed her belief limits could allow everyday constituents to be more involved in the democratic process.

Councilmember McGull expressed his belief if there were campaign contribution limits there should also be term limits. He noted this issue would be addressed by the Committee.

16. NEW BUSINESS.

16.1. Authorizing Darla Morrison to serve as the Employer Representative at the upcoming 2025 Missouri Local Government Employees Retirement System (LAGERS) annual meeting.

Mayor Pro Tem Hardinger moved to approve authorizing Darla Morrison to serve as the Employer Representative at the upcoming 2025 Missouri Local Government Employees Retirement System (LAGERS) annual meeting. Councilmember Lee seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

16.2. Refer to the Committee of the Whole a proposed resolution establishing an ad hoc committee for transit funding.

Councilmember Jenson noted he understood there was a concern that transit may not need to be a priority at this time. He further noted he would take time to recount some of the information included with the draft resolution and beyond.

Councilmember Jenson moved to refer to the Committee of the Whole a proposed resolution establishing an ad hoc committee for transit funding. Councilmember Hosmer seconded the motion, and discussion continued.

Councilmember Jenson noted multimodal transit improvements to the corridors were identified as one of the top 10 key initiatives within Forward SGF. He added there was an agreement among City Council during discussions in September that transit should be a component of economic development as one of the four established City Council priorities. He added City Utilities considered improvements to the transit system enough of a priority to allocate funding for a study, conduct significant community engagement, implement the short-term plan, and present the plan to the Board of public Utilities and City Council for adoption, then implement the short-term plan. He further noted he had communicated with organizations that provided job coaching services, and they had to limit their clients to jobs based on their ability to transport themselves.

Councilmember Jenson noted having transit set the City apart in the region. He expressed his belief there was a need to focus on something only the City could provide to developers, which was a high-quality transit system that could attract and maintain talent. He further noted the idea of creating a new committee and the structure of the committee was based off of his recent experience on the community leadership visit to Cincinnati. Councilmember Jenson added one of the sessions they attended included a discussion on transit as a key economic development component for incentivizing the development of the community. He noted the issue would require a significant amount of work over the next year and a half. He added all City Council Committees were very active and had a long list of topics pending before them. He expressed his belief it was important that stakeholders be an active part of the policymaking process. Councilmember Jenson noted the referral would not establish the ad hoc committee for studying transit funding but would refer the topic to the Committee of the Whole for deliberation.

Councilmember Jenson noted there were several safeties built into the draft resolution: to require the committee to evaluate the feasibility of moving forward with the effort and evaluation of whether a similar amount of investment in other forms of transportation such as roads, sidewalks, and trails would yield the same or better results, and it would require a report by mid-2027 to allow review of a recommended funding structure. Councilmember Jenson shared a quote from Cincinnati Mayor Pureval who noted cities had moments in time that could change the course of their community forever. He expressed his belief a transit system befitting the city was one of those moments.

Councilmember McGull expressed his belief this was a big issue, and it would possibly be more feasible to break the issue up into various committees. He further expressed his belief it could first go to the Finance and Administration Committee and not be created as a new committee or go through the Committee of the Whole.

Councilmember Adib-Yazdi noted the topic was included as an economic growth priority and expressed his belief it was important to plan for such an issue sooner than later due to planning and coordination with stakeholders. He further noted attending a workshop a couple of years prior where teams of young professionals and students were assigned red flag issues in the city and four of the seven teams selected transit as their priority. He noted this was an indication the issue of transit was not only for low-income individuals, but transit was on the minds of the next generation. Councilmember Adib-Yazdi noted he received an email from one of the young professionals and the information provided was on his presentation which focused on how connecting residents to third places was key for retention. He added the problem was these places were not readily accessible, and the presentation was advocating for an expansive public transit system that provided an opportunity for all.

Mayro Pro Tem Hardinger expressed her belief the issue was very complex and agreed it was a topic that was important to the future of the community. She asked if the purpose of sending the referral to the Committee of the Whole was so it could be discussed.

Councilmember Jenson noted it was an intentional choice modeled specifically after the Citizens' Commission on Community Investment resolution which was used to establish the recommended ballot language for the three-quarter-cent sales tax approved the prior November. He added this would allow the full City Council to have input in a structured environment and establish a separate body to make recommendations. Mayor Pro Tem Hardinger asked why the ad hoc committee was the most natural choice and expressed her support for sending the topic to the Committee of the Whole for discussion.

The motion to refer was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Adib-Yazdi. Nays: Councilmember McGull and Mayor Schrag. Absent: Councilmember Carroll. Abstain: Councilmember Lee.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

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

19.1. 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.

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

20.1. Council Bill 2025-224 (Adib-Yazdi)
A resolution confirming the appointment of Jamie Thomas, Sam M. Coryell, and Mehl Maiji, and the reappointment of Amie VanDamme, Jaime Fuldner, and Jessica Pearson to the Galloway Community Improvement District Board of Directors.

Ordinance 10841. Council Bill 2025-224 (Adib-Yazdi) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Carroll. Abstain: None.

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

21.1. Confirm the following reappointments to the Landmarks Board: Erik Kiser and John Sellars, with terms to expire November 1, 2028. Confirmed.

21.2. Confirm the following reappointment to the Springfield-Greene County Environmental Advisory Board: Louise Wienckowski with term to expire October 1, 2028. Confirmed.

21.3. Confirm the following appointment to the Springfield-Greene County Environmental Advisory Board: Sarah White with term to expire October 1, 2028. Confirmed.

22. END OF CONSENT AGENDA.

23. ADJOURN.

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

Prepared by: Michelle Kaasa

Anita J. Cotter

Anita J. Cotter, MMC/MPCC City Clerk