



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

October 20, 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, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Absent: None.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. October 6, 2025, City Council Meeting and October 7, 2025, Special City Council Meeting.

Councilmember Carroll moved to approve the minutes of the October 6, 2025, City Council Meeting and October 7, 2025, Special City Council Meeting 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 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.

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.

David Cameron, City Manager, noted Springfield was recognized as the most neighborly city in Missouri through the Good Neighbors Week Initiative. He added Springfield led the State in acts of neighboring nominations and community pledges. Mr. Cameron further noted the program was coordinated by the University of Missouri (MU) extension and the Hopeful Neighborhood Project.

Mr. Cameron noted the next SGF Ambassadors Academy was slated to begin October 23 with a full waiting list. He further noted the program helped residents become involved in City projects and community services. He added details for future sessions could be found at available@volunteersgf.org.

Mr. Cameron noted the Crisis Leadership Summit, organized by Fire Chief David Pennington, through Harvard University, was in preparation. He further noted it spoke to the forward-thinking nature of staff and would bring together leaders from government, business, and nonprofits to strengthen the community's preparedness and resilience.

Mr. Cameron noted the Galloway Street Widening Projects were near completion and celebrated with a community block party with more than 120 attendees. He noted this was a great example of teamwork and partnership. An informational video was shown at the meeting.

Ray Lampert, Chair of the Citizens' Tax Oversight Committee, thanked City Council for the opportunity to report to the city on behalf of the Committee. Mr. Lampert noted the Committee was charged by Ordinance with reviewing the collection and expenditure of sales taxes from the City. He added the meeting agendas were available on the City's website, and members of the public were permitted to attend with advance notice. He added the Committee met once per quarter and received reports from City staff, which included: David Holtman, Director of Finance; Dan Smith, Director of Public Works; Eric Claussen, Assistant Director of Public Works; Brett Foster, Assistant Director of Public Works; Mike Brown, Financial Officer; and Nikki Bounds, Senior Executive Secretary for the Finance Department. Mr. Lampert added the Committee currently received reports on the following sales taxes: 1/8-cent Transportation Sales Tax, 1/4-cent Capital Improvements Sales Tax, Pension Sales Tax, Hotel/Motel Tax Level Property Tax, and most recently they began to receive reports on the new Marijuana Sales Tax.

Mr. Lampert noted the Committee reported the expenditures were appropriately classified and in accordance with ballot language approved by the people of Springfield and the plans set forth by the City. He further noted the Committee presently had three vacancies and recommended the City Council take appropriate steps to appoint suitable citizens to fill those vacancies so that the Committee could continue its work with full membership.

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).

Councilmember Adib-Yazdi 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 Adib-Yazdi noted some assertions he made at the last meeting had been clarified, and there was new information received after the last meeting. He further noted he was provided with information regarding the remand process. Councilmember Adib-Yazdi noted O- 2 zoning was discussed and a conditional use permit for a hotel after the fact was not listed in the conditional overlay district and would not be possible for the applicant. He added the applicant was still in favor of the remand.

Councilmember Hosmer asked if the purpose of the remand was so the applicant would have the authority to put a hotel in this location. Councilmember Adib-Yazdi responded the purpose would be to amend the conditional overlay district to include the use of short-term lodging, a hotel, as it was not specifically listed as an inclusionary use. He added the applicant requested the proposed be remanded to add the use. Councilmember Hosmer noted City Council had been dealing with the proposed for nearly three years. He noted the proposed had failed in the past and expressed his belief a message could be taken from that when the applicant did not know what they would build, there was no plan, and they would not be the final developer. He further expressed his belief this was not a good way to do business in the City.

Councilmember Jenson noted he understood Councilmember Hosmer's concerns and sentiments. However, he expressed his belief the developer should have the right to present the vision they had for the property and let it stand on those merits. He expressed his support for the remand, but that did not necessarily mean he would support the final product.

The motion to remand Council Bill 2025-220 to the Planning and Zoning Commission was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor Schrag. Nays: Councilmember Hosmer and Councilmember Adib-Yazdi. Absent: None. Abstain: None.

Councilmember Hosmer asked if the zoning protest petition the neighborhood submitted would start over. Mr. Crighton responded this would need to be verified.

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).

Ordinance 6957. Council Bill 2025-217 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: Councilmember Hosmer. Absent: None. Abstain: None.

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).

Ordinance 6958. Council Bill 2025-218 (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.

6.4. 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).

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

The Mayor noted the Council Bill was amended on October 6.

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed was amended to clear up some language. He added the hashed area in red on the exhibit would be taken out of the Planned Development that it was currently part of and into a residential single-family district. He added the remainder of Planned Development 377 would need to be rezoned to be developed. He added there was concern from the citizens regarding through traffic that could be generated. He further noted the existing Planned Development showed a gate on the property that would restrict access.

Councilmember Adib-Yazdi asked if the portion was rezoned to single-family and the remainder of Planned Development 377 was yielded unusable, if it would it come back to City Council in the future. Mr. Crighton responded affirmatively.

An opportunity was given for citizens to express their views.

Anita Cotter, City Clerk, noted there were 12 speakers, and in line with City Council policy, each speaker would be allotted three minutes. She added two names would be called at a time as there were individuals in the overflow room.

The following speakers spoke in support of the proposed: David Bodeen. Mr. Bodeen, a representative of the owner, expressed his belief the neighbors and developer agreed to rezoning the property as residential single family. He further noted the highlighted area was the existing drive access that had an access gate coming off Buena Vista and where it connected to Buckingham Lane. He added they would prefer the road be private and remain gated at both ends.

The following speakers spoke in opposition to the proposed: Sheri McCall, David Hall, Levi Wilson, Aleta Dyer, Dustin Butler, Tim Cedarblom, Marc Alfano, Edward Alford, Lucy Enlow, Debra Enlow, and Joslyn Townsend. The speakers raised concerns over traffic, traffic safety, the challenge of widening Weaver Road, and consideration of opening a throughway to Weaver Road. Those in opposition also noted concerns with possible removal of the existing gate, and noted preferring prevention of traffic instead of traffic calming. They added to their concerns cars parking along streets in places, leaving only one lane to drive through, and noted the intersection of Weaver Road and Buckingham Lane was already dangerous, with poor visibility at the intersection. It was expressed that connectivity should not come at the expense of safety, and some expressed their belief the roads were never built for commercial traffic. A preference for keeping the gate in place was also expressed.

Mr. Alford noted the vision stated in Springfield's Safer Streets Initiative was to develop a livable, healthy, and equitable community where the traveling public could move about safely. It was also noted that children play outside and ride bikes on the streets, and some expressed they would like children to play without worry.

Councilmember Jenson asked Ms. McCall if her concern with the development was with the through traffic that a connection between Buena Vista and Buckingham Lane would generate. Ms. McCall responded it was with the possibility that the gate would be removed.

Councilmember Adib-Yazdi noted if the rezoning was approved, the proposed would still have to come through as a preliminary plat and with conditions being placed, he asked if they would have latitude on the conditions. Jan Millington, Deputy City Attorney, responded they would have latitude on the conditions.

Councilmember Jenson thanked Lucy Enlow for speaking and encouraged her to remain involved in City government.

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

Ms. Cotter noted a protest petition was received and found to be insufficient at 2.6 percent. Therefore, a supermajority, or six votes, would not be required for passage. She further noted a copy of the supplemental explanation sheet could be found at City Council's places.

Councilmember Carroll expressed her belief the through street, and not the development, was the issue and asked if the proposed could be amended to close off the street to public access. Ms. Millington responded City Council would have legislative power to do that. Ms. Millington noted she believed the developer wished to make the road private, which would require Public Works approval.

Councilmember Carroll moved to prohibit through access from Buena Vista to Buckingham Lane. Mayor Schrag asked for a second to the motion. Ms. Millington asked if Councilmember Carroll would like to state the type of method to prevent the through street. Councilmember Carroll withdrew her motion.

Councilmember Jenson asked why a connection from Buena Vista to Buckingham Lane was required. Steve Childers, Director of Planning and Development, responded it was part of the Subdivision Code that connections be made. Councilmember Jenson asked why it was not allowed to require permanent or semi-permanent closure across public right-of-way. Mr. Childers responded City Council had full legislative authority to accept or deny the request for a gate. He noted there were several options depending on if the proposed would be public right-of-way and come back to City Council as a preliminary plat, or a private street with or without public right-of-way.

Councilmember Jenson noted the Ozarks Transportation Organization (OTO) did not propose a north/south connecting road at the location but proposed the connection be farther to the west off Kansas Avenue and Buena Vista.

Councilmember Jenson asked if the motion would amend the requirements so there would be gated access for emergency access only on a public right-of-way located at the southern terminus of the property was appropriate or if there was alternative working to achieve that effect. Mr. Childers expressed his belief that was appropriate and noted Dan Smith, Director of Public Works, could explain the gate specifics. Mr. Smith asked if there was a way staff could come back with a method to keep access from happening, thinking through all factors and recommending that to City Council.

Councilmember Jenson moved to postpone Amended Council Bill 2025-219 to the November 3, 2025, City Council meeting so staff may prepare recommended language that provided for a gate across a public right-of-way at the southern terminus of the property.

Ms. Cotter noted a motion to postpone would postpone the proposed to the next meeting and if amended at the November 3 meeting, that would postpone the proposed for two additional weeks to allow for public comment. Mr. Smith noted the issue could be resolved though the preliminary plat.

Councilmember Carroll asked to hear from the developer regarding gate access. Mr. Bodeen noted there was an existing gate in place which would be considered an emergency gate, or

fire gate. He further noted it could be equipped with a box to allow first responders to open the gate. Mr. Bodeen added they preferred a private street with no public right-of-way. He added they were asking for the existing gate to stay in place and to add an additional gate at the access point to the north of Buena Vista. Councilmember Jenson withdrew his motion to postpone.

Mayor Schrag expressed his belief all agreed that through access was not wanted. He asked how that could be guaranteed. Mr. Childers responded what he understood was the developer was asking for the gate to remain on the southern property line at Buckingham Lane and that it would not be public right-of-way, but a private right-of-way with a private street and no public access. He added the developer was asking for another gate to the north. Mayor Schrag asked the developer if that was correct. Mr. Bodeen responded affirmatively.

Councilmember Adib-Yazdi asked if City Council would see the development come back as a preliminary plat and then they could have a discussion regarding approval of the actual devices being discussed. Ms. Millington noted the issue before City Council was to determine if the property would be rezoned to single-family residential, and the details would come forward with a preliminary plat. Councilmember Adib-Yazdi noted a gate could not be seen on Google Earth images. Mr. Bodeen noted the gate could not be seen as it was in the trees. Mr. Childers noted the gate would need to be updated.

Councilmember Horton noted she was prepared to vote in the affirmative on the rezoning.

Ordinance 6959. Amended Council Bill 2025-219 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: Councilmember Lee. Abstain: None.

Mayor Schrag assured the neighbors they had been heard, and City Council had heard the developer regarding wishes to not make a through street.

Councilmember Lee returned to the dais.

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.

Ordinance 28219. Council Bill 2025-222 (Hosmer) 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. 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.

Councilmember Jenson noted out of a concern that the proposed Board of Directors for the Community Improvement District (CID) potentially did not meet the requirements of RSMo. 67-1451. Specifically, that at least one director have no financial interest in any real property or business operating within the district.

Councilmember Jenson moved to postpone Council Bill 2025-225 (Carroll) to the November 3, 2025, City Council meeting, so staff could further evaluate the petition and work with the developer to resolve any issues. Mayor Pro Tem Hardinger seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

Mayor Schrag called for a recess at approximately 7:37 p.m.

City Council reconvened at approximately 7:52 p.m.

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).

Mayor Schrag noted there were a great number of speakers signed up. He further noted the three-minute time limit would apply and added City Council had tremendous interest and valued the time and input of everyone. He asked speakers to keep comments within the three minutes and to focus on providing new information and new perspectives that were not already covered by another speaker. Mayor Schrag asked those in support of the proposed to stand. After they were seated, he asked all those opposed to stand.

Ms. Cotter noted there were 33 speakers and according to City Council policy, each speaker would be allotted three minutes.

Steve Childers, Director of Planning and Development, provided a brief overview of the proposed. Mr. Childers noted the property was annexed in 2025 and currently retained the A-1 Agricultural Zoning. He further noted the request was to rezone the property, approximately 48 acres, to Planned Development 392. Mr. Childers added on June 26, 2025, the first neighborhood meeting was held. July 17 was the first public hearing at the Planning and Zoning Commission meeting, where the recommendation was for denial. Mr. Childers noted the proposed came before City Council on August 11 and was remanded to the Planning and Zoning Commission at the request of the applicant to allow the presentation to address substantive changes to the application. Mr. Childers further noted a second neighborhood meeting was held on September 9 with over one hundred individuals in attendance. He added on September 11, the proposed came before the Planning and Zoning Commission and the public hearing was left open to allow for clarification regarding a potential traffic signal agreement at the location of LaCompte and Division Street. Mr. Childers noted the proposed returned to the Planning and Zoning Commission on September 25 and the recommendation was for approval with a vote of 5 to 3.

Councilmember McGull asked Mr. Childers to briefly describe the current proposal. Mr. Childers noted the property was located at 3830 East Division and zoned agricultural. He added the proposed was to rezone the property to a mixed-use traditional neighborhood with no commercial being proposed. Mr. Childers further noted the development would be a mixed use of different densities of residential, including single-family residential, townhomes, multifamily, and some villas. Mr. Childers added the single-family would be on the street frontage, then townhomes, villas, and multifamily. He noted the multifamily was reduced from four stories to three and was in the center of the development. Mr. Childers noted there were significant pedestrian improvements that would link everything on the inside of the development.

Councilmember Lee asked how 11 dwelling units per acre corresponded to the normal zoning code. Mr. Childers responded the entire number of units proposed was approximately 510 dwelling units. He added 11 dwelling units per acre was lower than other developments and was fairly normal. Mr. Childers noted he understood the concerns from the neighborhood.

Councilmember Lee noted multifamily design guidelines were required for developments over 11 dwelling units per acre. He further noted there were design guidelines used in the proposed. Mr. Childers responded the City was currently under the existing codes and in the process of adopting new codes. He added they were working with developers as projects came in and there were elements taken from multifamily design guidelines to implement into any kind of planned development that could improve the development. He added the developer was working to adopt some of the elements that would become standards within the new code.

An opportunity was given for citizens to express their views.

The following speakers spoke in support of the proposed as representatives of the applicant: Will Hoey, Ricky Haase, Matt Capen, Megan Creson, and Josh Bryan. Mr. Hoey noted they held another neighborhood meeting which included more exhibits, and included an updated traffic signal plan with turn lanes and improvements that were previously required and an exhibit that highlighted the grades and elevations in relation to the three-story apartment complexes. Mr. Hoey added the site for some of the apartments was nearly a story below street grade. He highlighted the definition of missing middle housing, noting it did not discuss price. Mr. Hoey noted the single-family housing was on the west and the south of the property, with the apartments located towards the primary arterial.

Ricky Haase noted the project started in September 2023. He further noted they worked with staff and eventually came to an 11 unit per acre development, which was low density by Code definition. He added he had met with neighbors and received no pushback at that time. Mr. Haase noted the property was annexed, and a traffic study was reviewed and accepted by the Missouri Department of Transportation (MoDOT). Mr. Haase further noted a traffic signal would be constructed with leftover dollars from the Eastgate project. Councilmember Lee asked for more information on the traffic signal. Mr. Haase responded the City had \$400,000 remaining from the Eastgate project, and these funds would be used to buy signal equipment for LeCompte and Division Street. The signal equipment would be given to the developer and they would be required to use the equipment.

Matt Capen provided a brief overview of the architectural design intent of the proposed. Mr. Capen noted the planned development would include design guidelines that would go beyond the current land development code. He added each building would comply with specific design standards including requirements for stone, brick, and cement siding, and articulated facades. He noted patios would have incorporated structural wood members in detailed trim elements. He further noted vinyl siding would not be allowed. Mr. Capen noted the apartment buildings would be double-loaded interior corridor building, not breezeway-style apartments.

Councilmember McGull asked if there were any amenities inside the subdivision area. Mr. Capen responded there were playgrounds, pickleball courts, basketball courts, a clubhouse, pool, and walking trails.

Megan Creson, President Elect for the Springfield Apartment and Housing Association, expressed her belief the housing needs of Springfield were increasing, and the development would bring 510 needed housing units to the community, with opportunity for home ownership and rental. Ms. Creson noted the proposed was a joint venture between Canyon View Properties and Napredak Builders. Ms. Creson added Canyon View Properties had several large local investors and managed numerous properties in the community. She added Napredak Builders was a local company.

Josh Bryan noted they started their company, Napredak Builders, in 2022 and had built 432 apartment units, with multiple units currently in progress. He expressed his excitement for the proposed because of the ability to add a great number of housing units to satisfy the need in Springfield.

Councilmember Jenson asked how the project would be phased and how that would relate to the improvements with turn lanes and stormwater. Mr. Bryan responded the traffic light had to be completed for certificates of occupancy to be obtained. He further noted stormwater would be addressed in phase 1 to make sure all water was addressed. Mr. Bryan added there were some geotech concerns if the project was approved. He further noted it was their desire to catch a little of all building types in three different phases, with a completion date of six to ten years.

The following speakers spoke in opposition to the proposed: Bryan Fisher, Keith Abercrombie, Christina Lashmet, Jessica Ingram, Joe Farley, Bernie Burrier, Michael Ingram, Sandy Hopper, David Childers, Dale Fagerland, Kathy Christy, Denise Rosenbluth, Mark Sharp, Erica Gaynor, Rob Day, Michelle Jacobs, Brock Jacobs, Allen Jacobs, Phil Jones, Brandon Corn, Brett Durbin, and Ben Shantz.

The speakers in opposition raised concerns with the planned development not being in compliance with Forward SGF due to neighborhood type, not being low intensity housing, apartment buildings being in the middle of the development, and not having a variety of day-to-day amenities such as restaurants, shops and schools. They further expressed opposition with the development in regards to safety of streets, noting the roadway was too narrow for the increased traffic. The speakers expressed concerns with safety for children, increased noise and light, diminishing property values, sinkholes on the property, apartment developments already approved for nearby areas, and density of the proposed.

The speakers in opposition further expressed their concerns with the City looking out for residents. They expressed opposition to rental apartments in the development and expressed concerns with private equity companies having no interest in the City. Other concerns included the belief that the development would have a negative impact on quality of life and that it would not provide the affordable housing needed in the City, and the belief that a more comprehensive traffic study would be needed. Additional concerns included a lack of buffering on the east side of the proposed, increased density, infrastructure, instability of the ground, a change in the character of the neighborhood, the scale of the proposed, and overcrowded schools.

Allen Jacobs suggested City Council keep the boundary under Division Street as a residential only area between Cooper Estates and the WildHorse neighborhood. He expressed his belief it could serve as a normal boundary. Phil Jones questioned what made the Planning and Zoning Commission move from denial to approval. He provided a packet of information to City Council.

The following speakers spoke in support of the proposed: Rusty Worley, Brandi Morris, and Ericka Peppers. The speakers expressed their support for more diverse housing in the City.

They further expressed their belief there was need for more rental housing types and for workforce housing in the northeast and northwest sections of the City. Ms. Peppers expressed her belief not all neighbors were opposed. Support was expressed for sustainable expansion that would add long-term value to the community and balance development with neighborhood integrity.

Councilmember Jenson asked Ms. Morris what previous development she was a part of. Ms. Morris responded Weaver Creek Apartments.

The following speakers did not appear to address City Council: Jim Abramovitz and Ken Carter.

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

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.'

Martin Gugel, Director of Building Development Services, provided a brief overview of the proposed. Mr. Gugel noted the proposed would establish a rental inspection program beginning with a pilot program. He further noted the ordinance was developed by the work of City staff and the Community Involvement Committee and by feedback received from tenant organizations, landlords and landlord organizations, neighborhood groups, and looking at what other communities had done with similar programs. He added the pilot program could be a good step to work out problems that might occur and create a good foundation that could be built upon. Mr. Gugel noted the aim of the program was to improve the safety and quality of rental housing for tenants, while also supporting landlords and meeting maintenance standards. He further noted the program would begin with an 18-month pilot in the West Central neighborhood, which was selected because of a high concentration of rental properties. Mr. Gugel added the average age of the structures was 102 years old. He noted the citywide approach would be that every unit would be inspected once every five years. All 1,541 units would be inspected in the first year to gather data.

Mr. Gugel noted the program would be analyzed for next steps and a rental registration license would be set up. He further noted the initial amount set would be \$35, which would include the first inspection, and this would be part of the City's Fee Study. He added the application process would be online through a module of existing software the City was already under contract with, and the unit information would be kept up to date by the owner, including tenant information. Mr. Gugel noted the department would notify the owner at the time of licensing any units that were due for inspection and the owner would be able to schedule inspection dates. He further noted any re-inspection that would require travel to the site would cost \$50, and inspections beyond that would be on a graduated scale.

Mr. Gugel noted a 14-day notice would be given for occupied units, which would include an entry consent that would need to be returned to the department by the tenant. A refusal of consent would necessitate an administrative search warrant for the inspection. He added the rental license would need to be on display on the property.

Mr. Gugel noted if an owner failed to register or if there were unit violations that were not abated appropriately, an administrative injunction, which included fines and attached lien costs, and could result in a Sheriff's sale being enacted. He added what would be inspected was based off the International Property Maintenance Code. Mr. Gugel noted they were looking for safety issues and at the structural integrity of the property, Mr. Gugel further noted the program would include hiring staff, educational campaigns for landlords and tenants, and setting expectations. He added the launch was anticipated to be March 23, 2026, for the first inspections. Mr. Gugel noted a report on the effectiveness of the program would be provided to City Council at the end of the 18 months.

Councilmember Jenson thanked Mr. Gugel for his work and expressed his belief the proposed was many years in the making and decades in need. He asked if the first rollout only applied to West Central. Mr. Gugel responded affirmatively. Councilmember Jenson asked if the City was making resources available to property owners to make repairs without taking out traditional lending. Mr. Gugel responded they had not specifically looked at what areas assistance could be provided for, but current funding and programs for assistance would be available depending on how they fit into the program. Councilmember Jenson noted it was required by the International Property Maintenance Code that all structures be free of infestation, and for single-occupancy structures he asked what was the responsibility of the tenant to maintain this, and why was this not being taken into consideration. Mr. Gugel responded with the pilot program the focus was on nuisance items under City Code, whether a rental until or owner occupied. He added that drawing distinctions could be included as the program grew.

Councilmember Jenson asked if the City would bring action against a tenant if the inspector detected an infestation, or if the inspector would use that as an educational opportunity. Mr. Gugel responded this would primarily be an educational opportunity.

Mayor Pro Tem Hardinger thanked Mr. Gugel and the department for their hard work. She noted this had been many years in the making, and they had put in a lot of work in the Community Involvement Committee over the past 18 months. She asked for clarification that the pilot program would be in West Central, but the department would continue to respond to other requests. Mr. Gugel responded affirmatively.

An opportunity was given for citizens to express their views.

The following speakers spoke in support of the proposed: Jeanette Rouse, Daniel Meadows, Jai Byrd, Milea Carbello, Dani Rassin, Laura Ransin, Michelle Garand, Rob Ybanez, Beverly Kluthe, Ryan Dickson, Chris Cook, Jahni Delmonico, Rusty Worley, Jodi Meadows, Stephen Allgeier, and Isabelle Jimenez-Walker. The speakers expressed their support for holding landlords accountable for issues that would arise and for a rental inspection program providing safe and healthy homes for individuals. They further expressed that a Pilot Rental Inspection Program could ensure all rental properties were habitable and would create incentive for landlords to comply with housing quality standards. It was noted that most Springfield residents rent and the program would protect most citizens through clear communication and compliance requirements.

Speakers in support further expressed their beliefs that a rental inspection program would mandate repairs in a timely manner and that the only thing increasing rents was greed enabled by bad policy. Speakers in support of the proposed noted having to spend money on their own inspections and expressed their belief a program would also limit retaliation from landlords. It was noted that regulations could allow for the collection of data to benefit tenants. It was suggested that all needed to work together to address the issues. One speaker noted a healthy homes guarantee could help keep older tenants in their homes for a longer period of time.

The following speakers spoke in opposition to the proposed: Craig Lowther, Brad Danzak, Steve Wagner, and Herman Morris. The speakers in opposition expressed concerns with inflicting additional costs on good landlords and building a new program when the Building Development Services Department already responds to calls for issues. They further expressed their belief some issues, such as infestations, were primarily caused by tenants, with no protections for the landlords. It was suggested that City Council target the bad landlords. Speakers in opposition to the proposed noted the cost to landlords would be approximately \$700,000 annually, with a cost of \$3.5 million based on the frequency of five years with a single inspection. It was expressed that everybody deserved to have safe, fair, clean housing, but the repeat offenders were less than 1/2 percent of the total rental properties. It was further expressed that bad landlords needed to be held accountable, and the ordinance would make having a rental property in the City more cumbersome for good landlords. It was noted that the Springfield Apartment and Housing Association did not have one property listed in the City study and the increase in fees to landlords would ultimately increase rents.

Councilmember Jenson asked Mr. Lowther who the bad actors were. Mr. Lowther responded he would not call out names but would provide the information through a phone call. Mr. Lowther noted his issue with the proposed was that it would affect all landlords, not only the bad ones. Councilmember Jenson expressed his belief it was difficult to take a targeted approach until a truthful conversation could be had in a public manner.

Councilmember Hosmer thanked Mr. Lowther for being there and expressed his belief an inspection program would help as good landlords had to compete with bad landlords. He further expressed his belief the community did not know how to find good landlords. Councilmember Hosmer expressed his belief the City had homes that should not be rented. Mr. Lowther noted there was already a procedure in place with Building Development Services. Councilmember Hosmer expressed his belief it had not worked. Mr. Lowther expressed his belief that bad landlords could be held accountable if building regulations had the resources to do the job instead of painting all with the same brush.

Councilmember Jenson asked Mr. Danzak what report he referenced stating 1/2 percent were nuisance property reoffenders. Mr. Danzak responded he would provide the information. He noted he would support holding individuals accountable who did not uphold the rules and guidelines through the processes that were already in place.

Councilmember Jenson asked Mr. Wagner what he estimated to be the issue in the system that got them to this point. He noted 254 properties were approximately half of the properties in West Central that needed attention. Mr. Wagner responded that was a question for City Council.

Councilmember Horton asked Ms. Garand her definition of complaint based versus a proactive system. Ms. Garand responded a complaint-based system was based on the assumption that no retaliation would take place. She expressed her belief this was not the case as people were in a vulnerable space due to poverty which could make a complaint difficult. She added the proactive approach would set a housing standard of dignity and respect for every person and allow everyone to live in safe, affordable, and accessible housing.

Roman Moody did not appear to address City Council.

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

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Jahn timer Delmonico wishes to address City Council.

Jahn timer Delmonico addressed City Council. Ms. Delmonico urged City Council to support campaign finance limits. She noted a study that analyzed nearly 66,000 contexts in 33 years and revealed campaign contribution limits and partial public financing had little impact on incumbent reelection prospects. Ms. Delmonico expressed her belief competitiveness was important and would like to see Councilmembers paid to widen the ranks of individuals who could serve. She further expressed her belief the primary aim of campaign contribution limits was to ensure people were heard and not drowned out by special interests.

15.2. Mitchell Budd wishes to address City Council.

Mitchell Budd withdrew.

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.

Ordinance 28220. Council Bill 2025-228 (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.

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.

Ordinance 28221. Council Bill 2025-223 (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.

22. END OF CONSENT AGENDA.

23. ADJOURN.

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