



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

December 15, 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 Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Absent: None.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. November 17, 2025, City Council Meeting, December 2, 2025, Special City Council Meeting, and December 9, 2025, Special City Council Meeting.

Mayor Pro Tem Hardinger moved to approve the minutes of the November 17, 2025, City Council Meeting, December 2, 2025, Special City Council Meeting, and December 9, 2025, Special City Council Meeting as presented. Councilmember Horton 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.

Julie Greer, Deputy City Clerk, noted a request had been received to remove item 19.3 from the Consent Agenda. She further noted item 19.3 would become item 12.7 under Council Bills for Public Hearing

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

4. CEREMONIAL MATTERS.

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

David Cameron, City Manager, acknowledged the passing of City Clerk Anita Cotter's father and extended thoughts and prayers to her and her family.

Mr. Cameron thanked all who participated in the Downtown Christmas Parade. He noted there were approximately 10,000 in attendance.

Mr. Cameron noted the City was continuing to understand the outcome of the local election in November in regard to the convention and event Center. He further noted surveys were conducted, and he had met with the hotels. He would meet with the neighborhoods for feedback.

Mr. Cameron provided an update on the Jenny Lind Apartments. He noted the December 23 closing was still in place for four properties in Ohio. He further noted they should be able to secure a loan prior to December 23 and wire payment to TKE as soon as possible. He added the payment due to TKE was approximately \$169,500. Mr. Cameron noted City Council would be updated as the process moved forward.

Mr. Cameron noted the Neighborhood Works Plus program successfully launched the prior week. He further noted more than 40 residents representing nearly all registered neighborhood associations were in attendance to learn more about the expanded program. He added the program was boosted by a \$5 million Spring Forward SGF sales tax allocation recommended by the Citizens' Advisory Board.

Mr. Cameron welcomed the newest Police Officers into the Springfield Police Department.

Mr. Cameron noted he was working on the five priorities and looking forward to providing routine updates to what that looked like as the new year began.

Councilmember Adib-Yazdi asked for confirmation that one elevator had been repaired and was operational at Jenny Lind Apartments. Mr. Cameron responded one elevator had been repaired but would not be activated until payment was received.

Mayor Schrag asked if Council Bill 2025-266, which had been pulled off consent agenda, had a public hearing with the Planning and Zoning Commission. He asked for this information to be provided prior to the Council Bill presentation.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2025-244 (Hardinger)

A general ordinance amending Springfield City Code Chapter 98, "Streets, Sidewalks and Public Places," by deleting Article II, "Excavations," and enacting a new Article II, "Management of the Public Right of Way," in lieu thereof.

Ordinance 6966. Council Bill 2025-244 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

6.2. Council Bill 2025-245 (Hardinger)

A special ordinance authorizing and directing the issuance, sale and delivery by the City of Springfield, Missouri, of Special Obligation Refunding Bonds (Sewer System Improvements Project), Series 2025, in a principal amount not to exceed \$24,120,000 for the purpose of providing funds to refund the Refunded Bonds (as defined below); authorizing and approving certain documents in connection with the issuance of the Bonds; authorizing certain other documents and actions in connection therewith; and declaring an emergency pursuant to Section 2.12(3) of the City Charter.

Ordinance 28231. Council Bill 2025-245 (Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

6.3. Council Bill 2025-249 (Jenson)

A special ordinance declaring the necessity of acquiring certain real property for the purpose of replacing the Main Avenue bridge over Jordan Creek, which the Missouri Department of Transportation independently rates as 'poor' and recommends 'replacement.' This project would be paid for in part by federal funds.

Ordinance 28232. Council Bill 2025-249 (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.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2025-250 (Schrag)

A resolution reelecting the Honorable Wendy E. Garrison as a judge of the Springfield Municipal Court for a term of four years.

Jordan Paul, City Attorney, provided a brief overview of the proposed. Mr. Paul noted Section 12.2 of the City Charter provided that Municipal Judges shall be nominated by the City Manager and elected by City Council and serve a term of four years. Mr. Paul further noted Judge Wendy Garrison was elected initially in 2018 and reelected in 2022. He added Judge Garrison had been nominated for an additional term.

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

Councilmember Jenson thanked Judge Garrison for her work. He noted one of the earliest things he did when joining City Council was to tour Municipal Court, and Judge Garrison's willingness to open the facility helped him understand the operations of Municipal Court.

Resolution 10848. Council Bill 2025-250 (Schrag) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

7.2. Council Bill 2025-251 (Horton)

A resolution initiating an amendment to the Official Map of the City of Springfield, Missouri, adopted pursuant to General Ordinance 1478, by changing the street name of the 200 to 600 block of East Blaine Street to East Blaine Lane and the 200 to 400 block of West Blaine Street to West Blaine Lane.

Jordan Paul, City Attorney, provided a brief overview of the proposed. Mr. Paul noted a request was made by the Commercial Club of Springfield to change the name of Blaine Street to Blaine Lane between Washington Avenue to the east and Lyon Avenue to the west. He further noted that a portion of Blaine Street acted as a southern boundary of the local and national Commercial Street Historic Districts. Mr. Paul added Councilmember Horton requested the name change.

Councilmember Horton noted they were in the process of bringing together activities for the community to participate in during the centennial of Route 66. She further noted this initiation would specifically tie to the celebration of the Historic Jefferson Avenue Footbridge.

An opportunity was given for citizens to express their views.

Mary Collette spoke in support of the proposed. Ms. Collette noted the request was to rename the street to Blaine Lane so it would be a southern partner to Frisco Lane, which was along the north side of the district. She expressed her belief there was a lot of support for the initiative and further expressed her belief it was important to recognize they were suggesting strategies that were long-term for the district.

Councilmember Horton asked the significance of changing the name to Blaine Lane and how many signatures were obtained from adjacent property owners. Ms. Collette responded there were nearly two pages of signatures from most of the business and property owners along Blaine Street. She noted no addresses would need to be changed. Ms. Collette further noted part of the strategy was to encourage beautification to be completed on the backside of the buildings on the south side of the district. She added Tax Increment Financing (TIF) dollars and matching funds were spent redesigning the parking lots on Campbell and Blaine and Jefferson and Blaine.

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

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

Citizens May Speak. May Be Voted On.

10.1. Council Bill 2025-252 (Lee)

A special ordinance authorizing the City Manager, or designee, to accept a State Homeland Security Grant Program grant to support and sustain the operation of the Springfield Fire Department / Region-D Hazardous Materials Team, Technical Rescue Team, and the Bomb Squad; amending the budget for the Fire Department in the amount of \$306,353.60; and declaring that this Ordinance qualifies for approval in one reading.

David Pennington, Fire Chief, provided a brief overview of the proposed. Chief Pennington noted the proposed would allow acceptance and appropriation of State Homeland Security Grant funds to support and sustain the Fire Department's Special Operations Team in the City and Missouri Region D, which included the hazmat team and the technical rescue team on the bomb squad. He further noted the combined value was a little over \$306,000, and there was no local match.

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

Ordinance 28233. Council Bill 2025-252 (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.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2025-253 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.81 acres of property generally located at 1313, 1317, 1319, 1321, 1327, 1331, and 1333 North Lyon Avenue and 505, 513, and 515 West Calhoun Street from R-SF, Single-Family Residential District and PD, Planned Development No. 265 to CC, Center City District with Conditional Overlay District No. 275; establishing Conditional Overlay District No. 275; and adopting an updated Official Zoning Map. (By: Central Assembly of God Church; 1313, 1317, 1319, 1321, 1327, 1331 & 1333 N. Lyon Avenue and 505, 513 & 515 W. Calhoun Street; Z-23-2025 with Conditional Overlay District No. 275).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow the church to consolidate commonly-owned properties and provide additional off-street parking lot to allow the overall property to function as a cohesive site. He further noted the Comprehensive Plan identified the area as a Center City Neighborhood and the proposed use, which was an institutional use as a church, was fully supported by the Comprehensive Plan. Mr. Crighton added the proposed did have a Conditional Overlay District which required some enhanced buffer yards to protect the existing single-family property.

An opportunity was given for citizens to express their views.

Carter L. McDaniel, Executive Pastor at Central Assembly, noted the first structure owned as a church was built in 1920. He further noted the congregation had changed quite a bit but remained committed to Center City. He added they currently had use agreements with Springfield Public Schools, the Assemblies of God national office, Cox North Hospital, and Greene County to pool resources for parking. Pastor McDaniel noted recent construction projects had cut into available parking. He further noted the proposed would increase the number of spaces owned by Central Assembly but would not result in much of a net increase in overall surface parking. He added there was potential to loan 30 to 50 spaces to Pipkin Middle School daily and for special events. He further noted they were attempting to preserve housing along the frontage of Calhoun by relocating to a current vacant lot.

Councilmember Horton asked for clarification of the intent to relocate existing housing and if all the existing green space would be turned into surface parking. Mr. McDaniel responded most of surrounding lots previously had housing. He noted many of the houses were demolished due to disrepair or being burnt and the lots were turned into green space. He further noted the existing house would be relocated to a lot at 513 West Calhoun.

Councilmember Lee asked if Lyon Avenue would be vacated. Mr. McDaniel responded they had been working with the City on a street vacation proposal. He added they would like to vacate the street to connect the lots more seamlessly and change the traffic flow around the lots. Councilmember Lee asked if they owned the property to the north, which was designated

by a green hatch on the map. Mr. McDaniel responded they owned that property and one to the west. He noted there was an apartment complex fronting Lyon Avenue that they did not own, but they were working with for the street vacation. Councilmember Lee expressed his belief vacation made sense.

Billy Kimmons, a representative of Hood-Rich Architecture, spoke in support of the proposed. Mr. Kimmons noted they were assisting the applicant with the process, and he was available for any technical questions. He further noted the proposed addressed rezoning the property, and they were exploring street vacation. Mr. Kimmons added a neighborhood meeting was conducted, with some having concerns regarding traffic. He noted Springfield Public Schools was also in support. He expressed his belief traffic and pedestrian access would be safer. Mr. Kimmons further noted the zoning and conditional overlay would enhance the buffer yard required and expressed his belief this would improve storm water management.

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

12.2. Council Bill 2025-254 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.73 acres of property generally located at 517 East Calhoun Street and 1312 North Benton Avenue from R-SF, Single-Family Residential District and Mid-town Urban Conservation District No. 3 to O-1, Office District with Conditional Overlay District No. 278 and Mid-town Urban Conservation District No. 3; establishing Conditional Overlay District No. 278; and adopting an updated Official Zoning Map. (By: Drury University; 1312 North Benton & 517 East Calhoun Street; Z-25-2025 with Conditional Overlay District No. 278).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow adaptive reuse of an existing institutional building for low-intensity office purposes. He further noted the site was a former church that was acquired by Drury University. He added the property would be used for office use while keeping the residential portion intact. Mr. Crighton noted the conditional overlay district would provide enhanced buffer yards to protect the adjacent single-family property. He added the location was within the Midtown Urban Conservation District and the zoning action would not change that.

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

12.3. Council Bill 2025-255 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 14.46 acres of property generally located at 3907 South York Avenue and 4000 South Jonathan Avenue from County Plot Assignment District No. 2125 and County Plot Assignment District No. 1284 to R-TH – Residential Townhouse District; and adopting an updated Official Zoning Map. (By: Wire Rd Development, LLC & Boehm Family Trust; 4000 South Jonathan Avenue & 3907 South York Avenue; Z-19-2025).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow for single-family attached or duplex housing. He further noted it was consistent with the overall placetype. Mr. Crighton further noted there were issues with the site, such as flood plain issues, some stream buffers, and an identified cave opening in a sinkhole. He added these had all been reviewed, and staff was confident they had been mitigated in a sufficient way. Mr. Crighton noted the district was comparable to existing County zoning and did not introduce any kind of new density or upgraded density.

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

12.4. Council Bill 2025-256 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 5.4 acres of property generally located at 4001 West Chestnut Expressway from GM, General Manufacturing District and HC, Highway Commercial District to R-LD, Low-Density Multifamily Residential District with Conditional Overlay District No. 277; establishing Conditional Overlay District No. 277; and adopting an updated Official Zoning Map. (By: Chestnut Self Storage LLC; 4001 West Chestnut Expressway; Z-24-2025 with Conditional Overlay District No. 277).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow redevelopment of a vacant property along a major corridor for multifamily residential use. He further noted the site was located in the City Corridor placetype where multifamily uses were a primary land use. He added it was also identified in the Comprehensive Plan as a specific development opportunity. Mr. Crighton noted the project had a conditional overlay district because it was multifamily, and this would limit the project to an overall density of 11 units per acre.

Councilmember Adib-Yazdi noted there was a stream running through the property and asked if there was any consideration to include a trail easement as part of the stream buffer area. Mr. Crighton responded they had not had that conversation yet but expressed his enthusiasm for starting.

An opportunity was given for citizens to express their views.

David Bodeen, a representative of Pinnacle Design Consultants, spoke in support of the proposed. Mr. Bodeen noted the proposed was considerably less dense than what it was currently zoned for, and they would be happy to be the first to provide trail easements through the stream buffer.

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

12.5. Council Bill 2025-257 (Jenson)

A special ordinance granting Conditional Use Permit No. 484 for the purpose of permitting an automobile service garage within a GR, General Retail District, generally located at 4545 South Lyon Avenue. (By: TKG-RKS Joint Venture, LLC; 4545 S. Lyon Avenue; Conditional Use Permit No. 484).

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed would allow for a new automotive service garage on a vacant lot that was inside a commercial development on a commercial corridor. He further noted the use was consistent with the placetype and the Comprehensive Plan.

An opportunity was given for citizens to express their views.

Todd Richards, a representative of HR Green Engineering, spoke in support of the proposed. Mr. Richards noted he was available for any questions.

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

Councilmember Hosmer asked why service stations were not allowed in general retail. Mr. Crighton responded they were not permitted by right but were a conditional use, and this was an extra step of approval. He added traditionally neighbors would like to weigh in when they were initially established.

12.6. Council Bill 2025-258 (Lee)

A general ordinance amending General Ordinance 6917, "Exhibit B," the adopted text for Chapter 36 of the Springfield City Code, known as the "Land Development Code."

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the proposed was the City-initiated text amendment number one. He further noted the proposed was not a rewrite but was for cleanup. Mr. Crighton added the proposed allowed for some corrections, calcification, and a finer point on some of the procedures to ensure the Code functioned as it should. He noted the changes were a result of working with the community. Mr. Crighton further noted the key areas. He noted the first was non-conforming site compliance threshold and added the way this was previously determined when a site needed to come into compliance and how much that was reviewed was moved back to something easier to understand. He further noted the next area was some procedural clarifications, like annexation, which was left out of the first draft, and new procedures that would be introduced in a clear manner. He added small updates, tables, and definitions that would make the Code function more efficiently had been included. Mr. Crighton noted another package of text amendments was being prepared, with a third likely to come in the future. He further noted there were three separate attachments included with the staff report; a red line version showing changes from the old to the new, a clean copy, and a change log identifying each of the individual changes and why and where they were made. He added the changes would not take effect until the new zoning map was updated and adopted, which was anticipated to be in April 2026.

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

12.7. Council Bill 2025-266 (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 Dell Phase 2, generally located at 3907 South York Avenue and 4000 South Jonathan Avenue, 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. (By: Wire Rd Development, LLC & Boehm Family Trust; 4000 South Jonathan Avenue & 3907 South York Avenue; Preliminary Plat of The Dell Subdivision Phase 2).

This item was removed from Consent Agenda – First Reading Bills and became item 12.7 under Council Bills for Public Hearing.

Justin Crighton, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Crighton noted the preliminary plat was for the previously read zoning request. He further noted the public hearing for the item was held on November 6, 2025 before the Planning and Zoning Commission. He added the Commission did recommend approval and the staff review found that all the lots were in compliance.

Councilmember Adib-Yazdi noted he had asked for the item to be pulled from the Consent Agenda for the same reason as the zoning case. He further noted there was a significant stream and stream buffer on the property, as well as a cave. He encouraged the City to work with whomever necessary relative to stormwater to get trail easements in the stream buffers when possible.

An opportunity was given for citizens to express their views. With no 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 2025-259 (Carroll)

A general ordinance amending Chapter 54 of the Springfield City Code, Fire Prevention and Protection, Article II, Fire Prevention Code, Sections 54-31 and 54-32, by adopting the 2024 Edition of the International Fire Code ("IFC") including deletions, modifications, amendments and additions to the IFC model code; repealing General Ordinance 6463; and establishing an effective date.

David Pennington, Fire Chief, provided a brief overview of the proposed. Chief Pennington noted the proposed would update the City's adopted Fire Prevention Code from the 2018 edition to the 2024 edition of the International Fire Code. He further noted this followed the City's established practice of adopting every other code cycle to maintain continuity and predictability for development business communities while staying aligned with the current national life safety standards. Chief Pennington added this was not a wholesale rewrite of the Local Fire Code, and there were no significant changes of concern for the development or business community, and the existing local addendums and amendments were being carried forward. He noted he and his staff engaged stakeholders in the community who worked directly under the Code, such as Springfield Contractors Association, the SCA Codes Task Force, Growth and Development Advisory Council, and inspection, testing, and maintenance contractors who work under the Code every day, and no substantive concerns or issues were raised. Chief Pennington noted he had received formal endorsement from the Springfield Contractors Executive Board. He further noted the update reflected normal code evolution, preserved local context and supported predictable and consistent enforcement for both public safety and development. He recommended approval.

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

14.2. Council Bill 2025-260 (Hardinger)

A general ordinance amending Springfield City Code Chapter 98, "Streets, Sidewalks and Public Places," by deleting Article III, "Sidewalks and Driveways," and enacting a new Article III, "Access Management Standards for Public Rights-of-Way," in lieu thereof, to establish a consolidated and performance-based framework for managing driveways, access points, and intersections.

Brett Foster, Assistant Director of Public Works, provided a brief overview of the proposed. Mr. Foster noted the proposed changes to Section 98 of the City Code would replace long-outdated transportation access standards to align with adopted changes of the Land Development Code. He further noted the changes would make it easier to develop in the City without sacrificing safety and long-term street function. Mr. Foster added the proposed Code changes would create predictable requirements, faster approvals, and better alignment with modern development practices and were vetted and reviewed in several interactions with the development community, neighborhoods, and professional organizations. He added the proposed Code was reviewed in detail at a City Council Lunch in June 2025, with no substantive changes since.

Councilmember Lee noted they had talked about adding an appeal process that would allow review by the Planning and Zoning Commission. He further noted most of the primary arterials would require a driveway safety study or traffic impact study, and it appeared most issues on a primary arterial would be excluded from the appeal process to the Planning and Zoning Commission. Mr. Foster noted the interpretation of that would be since there was a tiered traffic study approach, that would be for the highest level of volume on an arterial roadway. He further noted when this was tied into the traffic study if the traffic circulation was on the lot that comes on and off the arterial and tied to the access, the Planning and Zoning Commission would have to go back through the engineer of record to modify a traffic study to support the access change. Councilmember Lee expressed his concern the proposed did not meet the intent of what they had discussed and provided an example of the church on East Sunshine that had redone their building, providing there was a good chance something like this would not have been able to be appealed. Mr. Foster responded under the new Code that case would not have required a variance. Councilmember Lee noted he would like this language to be worked on and expressed his belief there were some safety concerns.

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

14.3. Council Bill 2025-261 (Hardinger)

A special ordinance authorizing the City Manager, or designee, to enter into an Intergovernmental Cooperative Agreement with Greene County, City Utilities, and Ozarks Transportation Organization to fund a US-60/US-65 Access and Operational Study to analyze alternatives within the defined study area to improve safety, traffic operations, travel time, reliability, and economic development; and amending the Fiscal Year 2025-2026 budget for the Department of Public Works in the amount of \$300,000 to appropriate federal Surface Transportation Block Grant – Urban funds.

Dan Smith, Director of Public Works, provided a brief overview of the proposed. Mr. Smith noted the proposed would authorize the City Manager to enter into an intergovernmental agreement with the Ozarks Transportation Organization (OTO), City Utilities, and Greene County. He further noted there would be a parallel agreement between OTO and the Missouri Department of Transportation (MoDOT). He added the agreement would fund a study to review access and operations along Highway 65, north and south, and Highway 60, east to

west. Mr. Smith noted there had been tremendous growth in the region and expressed his belief there would be potential growth in the future. He further noted the study would analyze future alternatives for improvements related to safety, traffic operations, travel time, reliability, and economic development. He added the study would be administered by OTO. He further noted OTO would engage an engineering consultant to conduct the study and work closely with each of the entities involved. Mr. Smith noted the total cost would be a maximum of \$1 million with MoDOT providing \$300,000 in federal funds and the City providing \$300,000 in federal funds. He added OTO would provide \$200,000 in federal funds and City Utilities and Greene County would each provide \$100,000 in local funds that would serve as a local match to the federal funds.

Councilmember Horton asked for clarification on the process. She referenced a study done on East Sunshine with recommendations brought to City Council and noted there was currently opposition to the project. She asked if this could be the same type of situation. Mr. Smith responded that the hope was, given that much of this area was undeveloped, that recommendations could be brought forth ahead of the development and prevent any opposition.

Councilmember Hosmer asked if the study area went from the County line to Battlefield Road. Mr. Smith responded affirmatively. Councilmember Hosmer asked if this would also study the feasibility or placement of interchanges between Highway 60 and Battlefield Road. Mr. Smith responded they would review potential access points that would include any need for future interchanges. Councilmember Hosmer noted this could open up developable property on both sides of Highway 65 and expressed his belief this was smart planning.

Councilmember Adib-Yazdi expressed his belief the proposed would be beneficial.

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

14.4. Council Bill 2025-262 (Horton)

A special ordinance authorizing a budget adjustment amending the budget of the Public Works Department for Fiscal Year 2025-2026 by appropriating \$3,100,000 of Level Property Tax reserves to fund additional improvements and remaining construction costs for the Historic City Hall Rehabilitation project.

David Atkisson, a representative of JE Dunn, provided a brief overview of the proposed. Mr. Atkisson noted he served as the Construction Manager At Risk for the Historic City Hall renovation. He further noted he was working on the project with Jennifer Swan, City Architect, and Joe Bogowith, Sapp Design Architect Designer. He further noted tremendous progress had been made, and the team executed an early and selective demolition and abatement to open up the building. Mr. Atkisson further added those efforts were continued for the additional demolition scope as part of the contract. He showed pictures of the building and noted as areas were exposed, some existing stone was removed, damaged, or broken and in need of replacement or repair. He further noted Gerkin Environmental did good work on the abatement. He added the pipes seemed to be in good condition but leaked and would have to be replaced. He added the new elevator shaft had been built and restrooms had to be reoriented to be Americans with Disabilities Act (ADA) compliant. Mr. Atkisson noted there were some good things happening as part of the project to improve moisture management within the building, starting with a new roof, windows, roof drain piping, and work around the outside of the building.

Tom Dancey, Principal Engineer, provided an additional overview of the proposed. Mr. Dancey noted the project had been a true partnership and expressed his belief the progress had been spectacular. He further noted there had been some issues and those had been narrowed to the essential items that would have to be included in the construction contract. The estimate was \$1.76 million. Mr. Dancey added additional abatement was discovered and, as a result, there were some revisions. These revisions, along with some selected value improvements, were estimated outside the construction contract at just under \$800,000. Mr. Dancey noted there should be fewer surprises going forward, and they planned to provide more regular updates through biweekly updates. Mr. Dancey further noted the \$3.1 million budget adjustment would be from level property tax reserves and would be used to get the project finished and take advantage of the opportunity while the project was under construction.

Councilmember Hosmer asked if the proposed would change the completion date. Mr. Dancey responded they were still tracking to be within the completion date of late 2026 into early 2027. He noted they anticipated having City Council and staff in the building in early 2027. Councilmember Hosmer expressed his belief the costs were reasonable. He further expressed his belief the building would be for long-term use.

Councilmember Jenson asked for clarification that the additional \$1.76 million was related to scope changes and the remainder of the \$3.1 million was related to unforeseen expenses. Mr. Dancey responded the \$1.76 million would be part of the revisions that had occurred, and the additional improvements would include new audiovisual design and implementation throughout the building, interior signing and furnishings, artwork and displays throughout the area, and abatement. He further noted this was outside JE Dunn's contract. Councilmember Jenson asked if there was a reason the work was contracted separately. Mr. Dancey responded there was a separate contract for abatement before getting the contractor into the space. He added discoveries that had transpired throughout the process resulted in the need for additional abatement while the contractor was under contract with the City. He added with JE Dunn as Construction Manager at Risk, they were to deliver what was designed in the package and there were unforeseen conditions that resulted in design revisions.

Councilmember Adib-Yazdi expressed his belief the project would be amazing when complete, and it was time to fix whatever was necessary. He asked that a breakdown of the difference between the added scope, the unforeseen expenses, and the additional contingency be provided. Mr. Dancey responded the information would be provided.

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

City Council recessed at 7:58 p.m.

City Council reconvened at 8:15 p.m.

14.5. Council Bill 2025-263 (Lee)

A special ordinance authorizing a budget adjustment amending the budget of the Planning Department and the Parks Department for Fiscal Year 2025-2026 by appropriating \$1,000,000 of Spring Forward SGF 1/2-cent sales tax revenue, \$500,000 to each department, as recommended by the Citizens' Advisory Board, to support the development of neighborhood plans and individual park master plans.

Ron Schneider, Director of Parks and Recreation, provided a brief overview of the proposed. Mr. Schneider noted the Citizens' Advisory Board voted on November 19 to approve a recommendation that included \$500,000 to Parks for master planning. He further noted this was supported through resolution by the Springfield Greene County Park Board at their October 10 meeting. He added the focus of the planning would be for five community parks, including Sequiota, Nathaniel Greene, Fassnight, Silver Springs, and Grant Beach. Mr. Schneider noted the parks were chosen due to their location along important corridors, proximity to trails, cultural significance, frequency of use, and the need for enhancements at the sites. He further noted the master planning process relied on public input and user group engagement. Mr.

Schneider noted that if approved, the selection process for a consultant could begin. He added this would be done through a request for qualifications process that would likely take three months. He noted after a consultant was chosen, they expected the planning process to take approximately eight months. He further noted the planning initiative was aligned with Forward SGF and would lead to enhanced quality of place, increased park utilization, and open the door to new funding opportunities. Mr. Schneider turned the presentation over to Steve Childers, Director of Planning and Development.

Mr. Childers noted the development of individual neighborhood plans fulfilled a key charge in Forward SGF. He further noted each plan would help create clear citizen-driven plans to guide specific improvements for neighborhoods. Mr. Childers added the plans would include topics such as future land uses, housing density and missing middle housing, transportation and pedestrian safety, parks, trails, open spaces, and the identification of possible economic development opportunities within and surrounding each neighborhood. He further noted the initiative would clarify a coordinated vision for City staff, neighbors, schools, builders, and other neighborhood partner organizations, and allow for prioritization of projects identified by residents during the planning process. Mr. Childers noted by having neighborhood plans, there would finally be a guide to assist the Neighborhood Works Plus program. He further noted the proposed would grant immediate access to SpringForward SGF 1/2-cent sales tax funds and could be expedited to complete all 24 neighborhood plans in 24 months. He added the work would strengthen civic engagement, build civic trust, and ensure staff would complete a citizen engagement process that included surveys, open houses, stakeholder meetings, and incremental development workshops. Mr. Childers noted it would ensure public investment was equitable, intentional, and responsive to each neighborhood's character.

Councilmember Hosmer asked for confirmation that they would be able to complete every registered neighborhood's plan. Mr. Childers responded affirmatively. Councilmember Hosmer expressed his belief this could eliminate some of the friction between neighborhoods and developers, and neighborhoods would feel like they were part of the planning process. He further expressed his belief it was a great idea to plan the City.

Councilmember Adib-Yazdi expressed his belief this was some of the best money they could spend right now, and planning and thinking with the end in mind was what was needed.

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. Daryl Baker wishes to address City Council.

Daryl Baker did not appear to address City Council.

15.2. Saige Strodtman wishes to address City Council.

Saige Strodtman did not appear to address City Council.

15.3. Elizabeth Van Every wishes to address City Council.

Elizabeth Van Every appeared to address City Council. Ms. Van Every noted the City had grown a lot over the last quarter of a century and expressed her belief campaign finance was needed now more than ever. She further expressed her belief the ability to vote for the candidate of one's choice was only meaningful if those running were accountable to their constituents. Ms. Van Every encouraged the Plans and Policies Committee to carefully consider the policy soon.

15.4. Jeanette Rouse wishes to address City Council.

Jeanett Rouse appeared to address City Council. Ms. Rouse spoke in support of limits to campaign contributions. She expressed her appreciation for City Council serving on a volunteer basis. Ms. Rouse noted voter turnout was increasingly low and expressed her belief limits needed to be imposed to allow others to compete for serving the community. She asked the issue to be considered in a timely manner.

15.5. Four Twenty Jim wishes to address City Council.

Four Twenty Jim did not appear to address City Council.

15.6. Phillip Herzog wishes to address City Council.

Phillip Herzog appeared to address City Council. Mr. Herzog thanked City Council for their year of service. He expressed his appreciation for all the improvements happening in the City and expressed his respect for the work City Council had done.

15.7. Roman Moody wishes to address City Council.

Roman Moody appeared to address City Council. Mr. Moody spoke in support of campaign contribution limits. He expressed his belief his voice should have as much power as wealthy business owners and wealthy individuals.

16. NEW BUSINESS.

16.1. Certification of referendum petition.

Julie Greer, Deputy City Clerk, noted on December 3, 2025, a referendum petition to repeal Ordinance 6960 pertaining to Planned Development 392 was received. She further noted based on requirements of Section 14.2 of the City Charter, the number of signatures required for the petition to be sufficient was 1,499. The petition was submitted containing only 1,034 signatures. Ms. Greer added based on this, the petition was certified as insufficient. A copy of the certification was at City Council's places for review.

16.2. The Mayor recommends the following appointment to the Land Clearance for Redevelopment Authority: James Robinette with term to expire March 1, 2028. Recommended.

16.3. The Public Involvement Committee recommends the following appointments to the Citizens' Tax Oversight Committee: Bridget Parrish and Gabe Smith with terms to expire May 1, 2028. Recommended.

Ms. Greer noted Bridget Bechtel was listed in error as Bridget Parrish on the application. Bridget Bechtel was the correct name, and the record was updated.

16.4. The Public Involvement Committee recommends the following appointment to the Citizens' Tax Oversight Committee: Jeb Venable with term to expire May 1, 2027. Recommended.

16.5. The Public Involvement Committee recommends the following appointments to the Planning and Zoning Commission: David Jacquez, Jennifer McClure, and Christopher Souliere, with terms to expire January 1, 2030. Recommended.

Councilmember Jenson wanted to ensure the record reflected the same feedback he had provided at the Public Involvement Committee meeting. He clarified he was not objecting to the recommendations. He expressed his belief there was some controversy over the years with decisions made by the Planning and Zoning Commission not aligning with City Council decisions, and with Code revisions the power of that non-elected body had been expanded. Councilmember Jenson noted last year the Public Involvement Committee had discussed drafting a questionnaire for prospective Planning and Zoning applicants to gauge their understanding of Planning and Zoning law and their overall approach to the role. Councilmember Jenson further noted he had brought this issue forward several times since and interest in the questionnaire was not present.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

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

19.1. Council Bill 2025-264 (Hosmer)

A special ordinance authorizing the City Manager, or designee, to accept Wagner-Peyser Services grant funding from the Missouri Department of Higher Education and Workforce Development in the amount of \$45,000, to be utilized toward Wagner-Peyser Service Activities; to enter into necessary agreements to carry out the purpose of the grant funds; and to amend the Fiscal Year 2025-2026 budget of the Department of Economic Vitality and Workforce Development in the amount of \$45,000.

19.2. Council Bill 2025-265 (McGull)

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 Sky Light Surface Park, generally located at 1900 North Le Compte Road, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (By: Springfield Underground, Inc.; 1900 North Le Compte Road; Preliminary Plat of Sky Light Surface Park).

19.3. Council Bill 2025-266 (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 Dell Phase 2, generally located at 3907 South York Avenue and 4000 South Jonathan Avenue, 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. (By: Wire Rd Development, LLC & Boehm Family Trust; 4000 South Jonathan Avenue & 3907 South York Avenue; Preliminary Plat of The Dell Subdivision Phase 2).

This item was removed from Consent Agenda – First Reading Bills and became item 12.7 under Council Bills for Public Hearing.

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

20.1. Council Bill 2025-267 (Hosmer)

A resolution confirming the reappointment of Dan Griffin, Brett Foster, Paula Adams, and Allen Kunkel to the Downtown Springfield Community Improvement District Board of Directors.

Resolution 10850. Council Bill 2025-267 (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.

20.2. Council Bill 2025-268 (Carroll)

A resolution authorizing City of Springfield Police Officers to purchase certain duty weapons that are being removed from service and declared surplus property.

Resolution 10851. Council Bill 2025-268 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Mayor Pro Tem Hardinger, Councilmember Carroll, Councilmember Lee, Councilmember Adib-Yazdi, and Mayor Schrag. Nays: None. Absent: None. Abstain: None.

21. CONSENT AGENDA – SECOND READING BILLS.

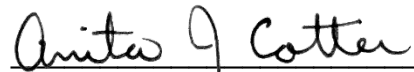
22. END OF CONSENT AGENDA.

23. CLOSED SESSION.

City Council will hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor pursuant to Section 610.021(2), RSMo.; and sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected; pursuant to Section 610.021(12), RSMo; and this meeting, record, and vote shall be closed, and the City Council shall stand adjourned at the end of the closed session.

Councilmember Carroll moved to adjourn. Councilmember Jenson seconded the motion, and it 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.

Prepared by: Michelle Kaasa


Anita J. Cotter, MMC/MPCC City Clerk