

## PLANS AND POLICIES COMMITTEE MEETING

September 10, 2025

2:00 p.m.

Councilman Denny Whayne Conference Room (Busch Building, 4<sup>th</sup> Floor)  
840 Boonville Avenue

### MEMBERS

**PRESENT:** Abe McGull, Chair; Callie Carroll; Heather Hardinger; and Craig Hosmer.

### MEMBERS

**ABSENT:** None.

### COUNCIL/ STAFF

**PRESENT:** Councilmember Bruce Adib-Yazdi; Maurice S. Jones, Deputy City Manager; Steve Childers, Director of Planning and Development; Jordan Paul, City Attorney; Michelle Kaasa, City Clerk Senior Administrative Specialist; and Anita Cotter, City Clerk.

**GUEST:** Marta Mize, *Springfield News-Leader*.

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Councilmember Abe McGull, Chair, called the meeting to order at approximately 2:04 p.m. He welcomed everyone and reviewed the meeting topic which was a review of pending committee topics and an update on the Historic Building Survey.

Roll call was conducted. Present: Callie Carroll, Heather Hardinger, Craig Hosmer, and Abe McGull. Absent: None.

Councilmember McGull noted the meeting topics included a review of upcoming Committee topics and a continued discussion of the update on the Historic Building Survey. He further noted the pending Committee topics would be reviewed in an effort to set the upcoming Committee schedule.

Mayor Pro Tem Hardinger moved to approve the minutes of the August 13, 2025, Plans and Policies meeting as presented. Councilmember Hosmer seconded the motion, and it was approved by the following vote: Ayes: Carroll, Hardinger, Hosmer, and McGull. Nays: None. Absent: None. Abstain: None.

Anita Cotter, City Clerk, noted each Councilmember had a packet containing the original Committee referral form for each topic pending before the Committee for their reference.

Councilmember McGull noted the update on the Historic Building Survey would be discussed first. He turned the meeting over to Maurice Jones, Deputy City Manager. Mr. Jones noted Steve Childers, Director of Planning and Development, would present the Historic Building Survey update.

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Mr. Childers provided a brief overview of the update. He noted the last time the subject was reviewed, the discussion revolved around demolition by neglect. He further noted the issue was considered based on carryover funds being available. Mr. Childers noted at the Plans and Policies meeting on March 12, 2025, the Historic Preservation Ordinance was reviewed, demolition by neglect was discussed, and there was discussion of whether an update to the 1986 Historic Survey would be beneficial. He added the Plans and Policies Committee approved an update to the currently surveyed areas of Walnut Street and Commercial Street.

Mr. Childers noted the Landmarks Board, which was primarily responsible for evaluating certificates of appropriateness, had concerns with updating the Commercial Street and Walnut Street areas. He further noted that the State Historic Preservation Office (SHPO) advised time and money would have a greater impact if invested elsewhere.

Mr. Childers noted SHPO suggested reviewing any new districts that could be created and surveyed. He further noted the proposal was to survey areas supported by the Landmarks Board and SHPO, which included College Street at an estimated cost of \$27,000 and historic gas stations at a cost of \$1,500. He added a broader presentation would be made when more information was provided by SHPO.

Councilmember McGull asked how many permits for demolition had been granted in the past year and five years. Mr. Childers responded between six and twelve over the past year. He added he would provide the information pertaining to the past five years. Councilmember McGull noted he would like to know how the City compared with other similar cities.

Mayor Pro Tem Hardinger asked if it were possible to obtain information on some of the parcels, especially historic parcels. She expressed her belief it was sometimes important to preserve historic buildings. Mr. Childers responded he often thought of preservation and how to best develop the idea of preserving historic buildings. He noted it was also a way to obtain a building that perhaps the owner did not want to rehabilitate could be considered. Mayor Pro Tem Hardinger noted some owners may not know what to do with the property, and the City could help individuals understand neighborhood sentiments regarding rehabilitation or redevelopment and provide information regarding the best and highest use for the properties, or incentives that would be attractive to developers. She expressed her belief developers may be able to reinvest in the properties. Mr. Childers responded neighborhoods could be given new life through these processes.

Councilmember Hosmer noted there have historically been buildings that were vacant for long periods of time. He expressed his belief it could be beneficial to be proactive.

Mayor Pro Tem Hardinger noted the buildings may not have currently been a nuisance; however, they could quickly deteriorate to that status. She expressed her belief historic preservation was important to neighbors.

Councilmember McGull asked how this issue would be brought to their attention. Mr. Childers responded a Land Bank could be created if the issue were moving forward. He further noted he envisioned a redevelopment corporation. He added this could allow for proactive enforcement.

Councilmember McGull noted unhoused individuals could cause issues with vacant buildings. He expressed his belief it was important to review what other cities were doing so private enterprise could get involved. Mr. Childers responded the first task would be to identify inventory and define how to turn the properties into an asset. Councilmember McGull noted he could put the item back on the agenda after some research had been done.

Councilmember Hosmer expressed his belief the renovation or reuse of historic gas stations was a great idea. He noted several current businesses were former gas stations. He further expressed his belief these buildings had unique character which may be lost if they were rebuilt.

Mayor Pro Tem Hardinger noted staff, community leaders, and she attended the Vacant Property Institute and may have some applicable information from that visit. She further noted there were several other cities represented, and the attendees discussed different ideas and solutions. Mayor Pro Tem Hardinger noted some ideas and information were shared that could be useful.

Councilmember McGull expressed his belief the discussion regarding vacant properties was a great start. He noted Mr. Childers had clear direction on what he needed. Mr. Childers responded affirmatively.

Councilmember McGull reiterated the information requested was the number of demolition permits over the last year and five years, a comparison of other cities regarding demolition, and incentives other cities provide for redevelopment. He asked if this could be provided in approximately sixty days. Mr. Childers responded affirmatively. Councilmember McGull noted the topic would be back on the agenda for December 2025. He noted the survey of College Street and historic gas stations would include some properties identified by the Landmarks Board. Mr. Childers noted there were approximately 180 parcels, particularly ten parcels that could be significant.

Ms. Cotter noted there was a Committee member that would not be available on October 8, and the next Plans and Policies Committee meeting could be postponed to October 15 so all members could attend. Councilmember McGull had no objection. Ms. Cotter noted the Plans and Policies meeting would follow the Community Involvement Committee on October 15, 2025.

Councilmember Hosmer noted the City Council Internship Program had been discussed for some time. He expressed his belief it would be beneficial to address this topic before the beginning of the year to more easily find interns from universities.

Councilmember McGull asked how interns could be utilized. Councilmember Hosmer expressed his opinion they could work from an office, or remote, and assist with constituent letters and scheduling. He expressed his belief this program would be a benefit to the student.

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Mayor Pro Tem Hardinger asked if the program would be an extension of the City Clerk's Office. Ms. Cotter responded there were many facets to be discussed, including whether the interns would be paid or direct employees. She added it would likely necessitate a full meeting to identify Council goals and review parameters.

Mayor Pro Tem Hardinger noted she had been a legislative intern in the past. She further noted there was an internship program at CoxHealth consisting of department interns. Councilmember Hardinger added the interns worked on team projects and had the ability to view other aspects of the organization.

Councilmember Carroll noted her workplace had interns each summer which were utilized, but she expressed concerns regarding each Councilmember having an intern.

Councilmember McGull expressed concern whether the interns would be provided enough projects to fulfill an internship.

Councilmember Hosmer noted interns would be full-time students and would possibly work two hours per day on the internship during the school year. Mayor Pro Tem Hardinger noted her employer's interns worked during the summer.

Councilmember Carroll asked if an intern could be utilized in the City Clerk's Office. Mayor Pro Tem Hardinger expressed her belief she could see the benefit of interns; however, they would be part-time and would possibly not be assigned regular duties. She noted the City had an internship program and expressed her belief having a better understanding of how the City used interns would be useful.

Councilmember McGull noted any liability issues and the fiscal impact of having interns should be reviewed.

Councilmember Hosmer asked how many interns the City currently had. Mr. Jones responded he did not have the total number. Councilmember Hosmer asked who they were assigned to and if they were paid. Mr. Jones responded Human Resources ran the program and interns were assigned to various departments. Ms. Cotter noted the City Clerk's Office previously oversaw a City Council Intern who was not paid but received college credit. She added there were limited duties that could be assigned. Ms. Cotter noted the most current interns were through Drury University. They reviewed the current Sunshine Request process and provided an evaluation. Ms. Cotter added previous interns had researched topics and wrote letters. She further noted one intern had stayed on for an additional three months and was currently a Police Officer with the City. Mr. Jones noted some interns had been paid.

Councilmember McGull noted this was an in-depth topic and would need more discussion. He asked if 30 days was sufficient to provide an overview of the current internship program, review any legal ramifications, and provide ways City Council could utilize an internship program. Mr. Jones responded he would speak with Human Resources and have them provide an overview of the program and respond the questions raised. Mayor Pro Tem Hardinger noted she would like a brief overview of how City Council had utilized interns in the past.

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Councilmember McGull noted Councilmember Jenson would attend the next meeting and discuss his desired outcomes, as this was his referral to the Committee.

Councilmember McGull also noted the Committee would address a topic each month until they had addressed all pending referrals.

Councilmember Hosmer asked if the internship program would be addressed in October, land use items to include a fiscal impact study in November, review of lane filtering in December, and campaign finance in January or February. Councilmember McGull responded affirmatively and noted that if staff let him know they could research items more quickly, possibly more than one item could be considered per month. Mr. Jones confirmed possibly more than one topic could be taken up at the same meeting.

Councilmember McGull noted the internship program would be discussed in October, fiscal impact study in November, and lane filtering and campaign finance in December.

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

The meeting adjourned at approximately 2:40 p.m.

Prepared by Michelle Kaasa