

August 8, 2022
Springfield, Missouri

The City Council met in regular session August 8, 2022, in the Council Chambers at Historic City Hall. The meeting was called to order by Mayor Ken McClure. Mayor McClure acknowledged August 7 as Purple Heart Day, a time for Americans to remember and honor the brave men and women who were either wounded on the battlefield or paid the ultimate sacrifice with their lives.

Roll Call Present: Andrew Lear*, Heather Hardinger, Monica Horton, Abe McGull, Mike Schilling, Matthew Simpson, Craig Hosmer, and Ken McClure. Absent: Richard Ollis.
*Member attended via video conference.

Minutes The minutes of the July 25, 2022, City Council Meeting were considered. Mayor Pro Tem Simpson moved to approve the minutes as presented. The motion was seconded by Councilman McGull and approved by the following vote: Ayes: Hardinger, Horton, McGull, Schilling, Simpson, Hosmer, Lear, and McClure. Nays: None. Absent: Ollis. Abstain: None.

Consent Agenda Anita Cotter, City Clerk, noted there was a request to remove item number 41, Council Bill 2022-205, from the Consent Agenda. The item will become number 31.5 under First Reading Bills.

The consent agenda was approved as amended by the following vote: Ayes: Horton, McGull, Schilling, Simpson, Hosmer, Lear, Hardinger, and McClure.. Nays: None. Absent: Ollis. Abstain: None.

The following item appeared on the agenda under Ceremonial Matters.

Ceremonial Matters Anita Cotter, City Clerk, swore in Aaron Jones to the Springfield-Greene County Library Board. Mayor McClure thanked Mr. Jones for his willingness to serve.

City Manager Report Jason Gage, City Manager, congratulated Sally Payne, Director of Workforce Development, and her staff on being one of 32 recipients nationally to receive a \$17.5 million dollar Good Jobs Challenge grant from the Economic Development Administration of the United States Department of Commerce. The grant seeks to spur economic growth over the next three years by serving more than 2,800 individuals with job training and placement opportunities.

Mr. Gage provided an update on Forward SGF. He noted the City of Springfield will host a series of smaller launch events for the Forward SGF Comprehensive Plan for each City Council Zone, starting August 16. Each event will include the same information. The public can attend any of the events. Tentative plans are for the plan to come to City Council in October for consideration. The Council Zone events are as follows: The Zone 2 event will be held Tuesday, August 16, from 4:30 to 6:30 p.m. at Ozarks Technical Community College, Lincoln Hall Room 208, 815 N. Sherman Avenue; The Zone 3 event will be held Tuesday, August 23, from 4:30 to 6:30 p.m. at The Library Center Main Auditorium, 4653 South Campbell; The Zone 4 event will be held Thursday, August 25, from 4:30 to 6:30 p.m. at the Missouri Career Center, Dogwood Room, 2900 East Sunshine;

The Zone 1 event will be held on Thursday, September 1, from 4:30 to 6:30 p.m. at the Library Station Frisco Room, 2535 North Kansas Expressway.

Mr. Gage provided an update on the Birthplace of Route 66 Festival. Mr. Gage noted the Springfield's Birthplace of Route 66 Festival received a recognition on national television yesterday. Opening day was highlighted as part of the calendar feature on CBS Sunday Morning. The three-day festival begins Thursday evening at 6:30 p.m. with a concert and street party. Free parking is plentiful around the festival footprint, and golf cart shuttles will be running from parking areas to the footprint.

Mr. Gage noted Buc-ee's will host a groundbreaking ceremony at noon on August 23, 2022, at 3284 North Mulroy Road, at the northeast corner of I-44 and Mulroy Road.

The following bills appeared on the agenda under Second Reading Bills.

**Nordic Landing:
810 West Catalpa
Street**

Sponsor: Schilling. Council Bill 2022-183

A special ordinance authorizing the Department of Planning and Development to approve a \$300,000 loan, with a reduced interest rate from the rate established in the Comprehensive Housing Assistance Program Rules, for the Nordic Landing development generally located at 810 West Catalpa Street. (Staff and Loan Committee recommend approval.)

Councilman Schilling asked the timeline for demolition of the existing properties on the site. Mr. Gage responded there is no specific time, but noted it would be beneficial to be as soon as possible.

Mayor Pro Tem Simpson expressed his support for the project.

Council Bill 2022-183. Special Ordinance 27736 was approved by the following vote: Ayes: McGull, Schilling, Simpson, Hosmer, Lear, Hardinger, Horton, and McClure. Nays: None. Absent: Ollis. Abstain: None.

**National Incident-
Based Reporting
System (NIBRS)**

Sponsor: Ollis. Council Bill 2022-184

A general ordinance amending the Fiscal Year 2022-2023 budget of the City to adjust the authorized employee positions in the Police Department by adding one full-time equivalent position in order to transition the position of National Incident-Based Reporting System ("NIBRS") Representative from a contract position to a full-time equivalent position.

Council Bill 2022-184. General Ordinance 6734 was approved by the following vote: Ayes: Schilling, Simpson, Hosmer, Lear, Hardinger, Horton, McGull, and McClure.. Nays: None. Absent: Ollis. Abstain: None.

**Police Department
Quartermaster**

Sponsor: Ollis. Council Bill 2022-185

A general ordinance amending the Fiscal Year 2022-2023 budget of the City to adjust the authorized employee positions in the Police Department by adding one-half full-time equivalent position of Quartermaster in order to transition the position from a contract position to a part-time position.

Council Bill 2022-185. General Ordinance 6735 was approved by the following vote: Ayes: Simpson, Hosmer, Lear, Hardinger, Horton, McGull, Schilling, and McClure. Nays: None. Absent: Ollis. Abstain: None.

**Residential
Building Code**

Sponsor: Hardinger. Council Bill 2022-186

A general ordinance amending Chapter 36, Article XIII of the Springfield City Code, known as the Land Development Code, by repealing Article XIII, ‘Residential Building Code,’ in its entirety, and enacting in lieu thereof a new Article XIII, ‘International Residential Code.’

Councilman Hosmer asked if the air exchange and floor installation requirements will be revisited in the future. Brock Rowe, Interim Director of Building Development Services, responded both will be reviewed after the 2024 International Residential Code is released. Councilman Hosmer thanked Mr. Rowe for his work on the proposed.

Councilman Lear thanked Mr. Rowe for his work with all involved parties together.

Mayor McClure thanked Mr. Rowe for his work.

Council Bill 2022-186. General Ordinance 6736 was approved by the following vote: Ayes: Hosmer, Lear, Hardinger, Horton, McGull, Schilling, Simpson, and McClure. Nays: None. Absent: Ollis. Abstain: None.

RESOLUTIONS.

The following items appeared on the agenda under Emergency Bills.

**Police
Department:
Salary Ordinance:
Voluntary Sunday
Shifts**

Sponsor: Lear. Council Bill 2022-188

A general ordinance amending the Springfield City Code, Section 2-92, known as the ‘Salary Ordinance,’ by incorporating certain premium pay for select, voluntary Sunday shifts within the Police Department that impact bargaining unit members, and which was negotiated and tentatively agreed to, and declaring an emergency.

Darla Morrison, Director of Human Resources, provided a brief overview of the proposed. Ms. Morrison noted the proposed would allow for premium pay for select, voluntary Sunday shifts to increase patrol coverage. The premium pay will be equal to time-and-a-half.

Mayor Pro Tem Simpson asked how things are progressing toward the change to twelve-hour shifts. Ms. Morrison responded the Police Chief is satisfied with the progress. She further noted the current concern is for staffing.

Councilman McGull asked how the proposed will affect the budget. Ms. Morrison responded there is not a concern with the proposed fitting within the current budget.

Mayor McClure asked for clarification on the emergency status of the proposed. Rhonda Lewsader, City Attorney, responded there is a safety issue due to staffing which creates the emergency status.

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

Council Bill 2022-188. General Ordinance 6737 was approved by the following vote: Ayes: Lear, Hardinger, Horton, McGull, Schilling, Simpson, Hosmer, and McClure. Nays: None. Absent: Ollis. Abstain: None.

Sponsor: Ollis. Council Bill 2022-189

A special ordinance approving the Fifth Amendment to the July 1, 2021 Collective Bargaining Agreement between the City and the Springfield Police Officers Association, Fraternal Order of Police Lodge 22 (“SPOA”), the Exclusive Representative of a certain Bargaining Unit within the Springfield Police Department, representing changes requested by the City regarding certain discretionary premium pay for certain Sunday shifts; authorizing the City Manager, or his designee, on behalf of the City, to execute and deliver the Fifth Amendment to the Collective Bargaining Agreement to the Exclusive Representative; and declaring an emergency.

Darla Morrison, Director of Human Resources, provided a brief overview of the proposed. Ms. Morrison noted the proposed will allow changes to the Collective Bargaining Agreement in relation to discretionary premium pay for certain Sunday shifts.

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

Council Bill 2022-189. Special Ordinance 27737 was approved by the following vote: Ayes: Lear, Hardinger, Horton, McGull, Schilling, Simpson, Hosmer, and McClure. Nays: None. Absent: Ollis. Abstain: None.

PUBLIC IMPROVEMENTS.

The following items appeared on the agenda under Grants.

Sponsor: Hardinger. Council Bill 2022-190

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the State of Missouri, Department of Economic Development, Division of Tourism, for the purpose of accepting funds appropriated by the General Assembly for a Route 66 festival in Springfield; amending the budget of the City of Springfield for Fiscal Year 2022-2023 in the amount of \$250,000; and declaring that this bill qualifies for approval in one reading.

SPOA: Discretionary Premium Pay for Certain Sunday Shifts

Route 66 Festival

Cora Scott, Director of Public Information and Civic Engagement, provided a brief overview of the proposed. Ms. Scott noted the proposed will allow the City Manager to enter into an agreement to accept funds for the 2022 Route 66 Festival in Springfield.

Councilwoman Hardinger asked the typical number of visitors to the event. Ms. Scott responded in 2019 there were 65,000 visitors with approximately \$1.2 million economic impact in 2017.

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

Council Bill 2022-190. Special Ordinance 27738 was approved by the following vote: Ayes: Hardinger, Horton, McGull, Schilling, Simpson, Hosmer, Lear, and McClure. Nays: None. Absent: Ollis. Abstain: None.

AMENDED BILLS.

The following items appeared on the agenda under Public Hearing.

Council Bill 2022-191 and Council Bill 2022-192 were considered simultaneously.

Sponsor: McGull. Council Bill 2022-191

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits;' and amending Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones;' for the purpose of annexing approximately 24 acres of private property, generally located at 3224 East Valley Water Mill Road, and referenced as Annexation A-3-2022, into the City of Springfield.

Sponsor: McGull. Council Bill 2022-192

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 24 acres of property generally located at 3224 East Valley Water Mill Road from County R-1, Suburban Residence District, to GR, General Retail District, with Conditional Overlay District No. 216; establishing Conditional Overlay District No. 216; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.)

Susan Istenes, Director of Planning and Development, provided a brief overview of the proposed. Ms. Istenes noted the proposed would allow annexation of approximately 24 acres located at 3224 East Valley Water Mill Road and rezone the property from Suburban Residence District to General Retail District No. 216.

An opportunity was given for citizens to express their views.

Jared Davis, a representative of Anderson Engineering, noted he was available for any questions from City Council.

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

Annexation A-3-2022: 3224 East Valley Water Mill Road

Amending Springfield Land Development Code: Rezoning 3224 East Valley Water Mill Road

**Amending
Springfield Land
Development
Code: Rezoning
5100 West State
Highway EE**

Sponsor: Horton. Council Bill 2022-193

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 24.8 acres of property generally located at 5100 West State Highway EE from County A-1, Agriculture District, to GI, Government and Institutional District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.)

Susan Istenes, Director of Planning and Development, provided a brief overview of the proposed. Ms. Istenes noted the proposed would allow rezoning at 5100 West State Highway EE. The property is the Greene County Jail which has already been developed. She further noted the proposed will have no impact on streets.

Councilwoman Horton asked if there are any conditions for sidewalks attached to the rezoning. Ms. Istenes responded there are no conditions as this property is already developed.

Jason Gage, City Manager, confirmed because the rezoning is after the property was already developed, there are no conditions.

An opportunity was given for citizens to express their views.

Kevin Barnes, Director of the Resource Management Department for Greene County, spoke in support of the proposed. He noted neighborhood meetings were held. He expressed that Greene County desires to be a good neighbor and noted improvements that have been made. He further noted sidewalks were not incorporated because they do not connect to anything at this time.

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

**Amending
Springfield Land
Development
Code: Rezoning
6177 South Farm
Road 189**

Sponsor: Simpson. Council Bill 2022-194

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.68 acres of property generally located at 6177 South Farm Road 189 from County R-1, Suburban Residence District, to R-SF, Residential Single-family District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.)

Susan Istenes, Director of Planning and Development, provided a brief overview of the proposed. Ms. Istenes noted the proposed would rezone 6177 South Farm Road 189 from County R-1, Suburban Residence District, to R-SF, Residential Single-family District. She further noted the property has existing city utilities and must provide public sewer to property prior to development. Ms. Istenes added there is no substantial impact on traffic safety, pedestrian safety, or the public street system.

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

**Amending
Springfield Land
Development
Code: Rezoning
922 South Eastgate
Avenue**

Sponsor: McGull. Council Bill 2022-195

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.40 acres of property generally located at 922 South Eastgate Avenue from R-MD, Medium-Density Multi-family Residential District, to R-SF, Residential Single-family District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.)

Susan Istenes, Director of Planning and Development, provided a brief overview of the proposed. Ms. Istenes noted the proposed would rezone 922 South Eastgate from Medium-Density Multi-family Residential District to Residential Single-family District. She further noted the applicant intends to develop the property under one zoning district and surrounding properties are zoned for residential, medium density.

An opportunity was given for citizens to express their views.

Billy Kimmons, a representative for the applicant, spoke in support of the proposed. Mr. Kimmons noted this type of rezoning was chosen as it was the predominant zoning for surrounding parcels.

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

**Amending
Springfield Land
Development
Code: Rezoning
1436 East Erie
Street**

Sponsor: Simpson. Council Bill 2022-196

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 8.71 acres of property generally located at 1436 East Erie Street from Planned Development No. 108 to Planned Development No. 381; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.)

Susan Istenes, Director of Planning and Development, provided a brief overview of the proposed. Ms. Istenes noted the proposed would allow the property at 1436 East Erie to be amended from Planned Development No. 108 to Planned Development No. 381. She further noted the land is currently undeveloped; the intent is to amend the mixed use, and all buildings will be required to meet specific design requirements.

An opportunity was given for citizens to express their views.

Duane Eoff, the applicant, spoke in support of the proposed. Mr. Eoff noted they have worked with the City on issues such as utilities, design, common areas, and improving the beauty of the area.

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

**Conditional Use
Permit No. 464:
2960 East Allen
Place**

Sponsor: Simpson. Council Bill 2022-197

A special ordinance granting Conditional Use Permit No. 464 for the purpose of permitting a self-service storage facility as a conditional use within the GR –General Retail District, with Conditional Overlay District No. 146, generally located at 2960 East Allen Place. (Planning and Zoning Commission recommends denial and staff recommends approval.)

Susan Istenes, Director of Planning and Development, provided a brief overview of the proposed. Ms. Istenes noted the proposed would allow a self-storage facility at 2960 East Allen Place. She further noted the facility would be approximately 200 units. Ms. Istenes added the Galloway Redevelopment Area recommendations accepted by City Council in 2019 state that self-storage uses shall be limited but not prohibited in the area.

An opportunity was given for citizens to express their views.

Sam Coryell, the applicant, spoke in support of the proposed. Mr. Coryell thanked City Council for their work. Mr. Coryell noted the following four reasons as why he chose self-storage for this area: low profile development; low traffic; low impact for stormwater management; a need for self-storage in the area. Mr. Coryell expressed his belief the development has worked to compromise with the neighborhood and overcome their objections.

Mayor Pro Tem Simpson asked if the majority of users are anticipated to be apartment dwellers in the area. Mr. Coryell responded affirmatively.

Councilman McGull asked how many electric vehicle superchargers would be at the facility. Mr. Coryell responded one to start with.

Councilwoman Horton noted she had received a copy of the guidelines for the neighborhood and that self-storage units are listed as incompatible in the guidelines. Mr. Coryell expressed his belief the incompatible units are due to the nature of typical self-storage units. He noted the proposed self-storage unit is a more desirable style. Ms. Horton asked if Mr. Coryell was aware the neighborhood voted against the self-storage unit. Mr. Coryell responded he looks forward to engaging with the community.

Mayor McClure asked if the lot is currently vacant. Mr. Coryell answered affirmatively.

Harlan Hill, a representative for the applicant, spoke in support of the proposed. Mr. Hill noted the initial conditional use permit was aesthetically different, and the new design is low-scale and aesthetically fits the area. He further noted the unit is climate-controlled and contains 188 units. Mr. Hill expressed his belief the qualifications have been met for the proposed, and the development will cause no harm to the area.

Councilman McGull asked if the images provided to City Council are what the proposed will aesthetically look like. Mr. Hill answered affirmatively. Mr. McGull asked if each unit is climate controlled. Mr. Hill answered affirmatively and added the units are 5x5 feet or 10x10 feet in size.

Mayor Pro Tem Simpson asked if all units are accessed through secure access. Mr. Hill answered affirmatively.

Melanie Bach spoke in opposition to the proposed. Ms. Bach noted the neighborhood is in opposition to the proposed. Ms. Bach expressed her belief the proposed is inconsistent with neighborhood guidelines and asked that such issues not be advanced to this level.

Councilman Schilling commended Ms. Bach and the neighborhood community for being involved. He asked any neighbors expressed specific concerns. Ms. Bach responded there was concern future development would be allowed as a step-down.

Councilwoman Horton asked when the neighborhood guidelines were adopted. Ms. Bach responded during the 2019/2020 period.

Councilwoman Hardinger thanked Ms. Bach for representing her neighborhood. She asked Ms. Bach her definition of limited. Ms. Bach responded self-storage already exists in the area within apartment developments and had hoped self-storage would be tied to a lease. Her definition of limited would be to allow self-storage only in the areas where it is already provided.

Mr. Gage asked if the neighborhood association invites individuals who live in apartments in the area. Ms. Bach noted meetings are posted on the neighborhood facebook page and signs are posted prior to the meetings.

Jamie Thomas spoke in opposition to the proposed. She expressed her opinion the facility does not adhere to the neighborhood feel. Ms. Thomas noted the lighting is an issue.

Mayor McClure asked if Ms. Thomas prefers the lot remains as is and if the existing mobile home park is compatible. Ms. Thomas responded she would prefer the lot be cared for as is and the mobile home park was pre-existing.

Brett Meek, director of design for Green Circle projects, spoke in opposition to the proposed. He noted low density housing was recommended for the area and a self-storage would be prohibited per the overlay district. He expressed a preference to have the applicant come back with a request for rezoning.

Jill Cooper spoke in opposition to the proposed. Ms. Cooper gave a brief explanation of how the guidelines were adopted. She expressed her belief the issue with the storage facility is that individuals are not screened. She expressed her opposition to the proposed.

Jessi Whitten, a representative of the applicant, spoke in support of the proposed. Ms. Whitten expressed her belief the facility will accommodate many in the area. She noted there will be on-site security. Ms. Whitten expressed her belief the proposed meets the limited definition.

Ms. Cotter noted a speaker card was received after the title was read. Mayor McClure noted the card must be received prior to the title being read, as was stated and is the policy of City Council.

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

**Amending
Springfield Land
Development
Code: Rezoning
1015 South Grant
Avenue and 1012,
1020, and 1024
South Douglas
Avenue**

Sponsor: Schilling. Council Bill 2022-198

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.47 acres of property generally located at 1015 South Grant Avenue and 1012, 1020, and 1024 South Douglas Avenue from Grant Avenue Parkway District, Subdistrict E, to Planned Development No. 382; and adopting an updated Official Zoning Map. (Planning and Zoning Commission recommends approval and Staff recommends denial.)

Susan Istenes, Director of Planning and Development, provided a brief overview of the proposed. Ms. Istenes noted the proposed would allow rezoning for property at 1015 South Grant Avenue and 1012, 1020, and 1024 South Douglas Avenue. She further noted the proposed contains a drive-through coffee shop with indoor seating, a food truck parking area, green space, pickle ball courts, and outdoor walk-up yard bar. The request is currently inconsistent with recommendations of the Grant Avenue Parkway Corridor Plan and the Grant Avenue Parkway District.

An opportunity was given for citizens to express their views.

Andrew Doolittle spoke in support of the proposed. Mr. Doolittle noted he is a representative of the development team. He further noted they have received letters of support from the neighborhoods. The proposed would have six pickleball courts and 33 parking spaces.

Councilman McGull asked if the proposed is a destination for individuals to engage in social activity. Mr. Doolittle answered affirmatively. Mr. McGull asked if there is any facility to the west that would be developed. Mr. Doolittle responded not to his knowledge.

Councilwoman Horton expressed her belief a gathering place would be beneficial. She asked if the development could be changed to align with the Grant Avenue Parkway guidelines. Mr. Doolittle noted they have strived to adhere to the plan while making adjustments that would give their business a chance to survive.

Mayor Pro Tem Simpson asked if any steps have been taken to mitigate traffic issues. Mr. Doolittle responded the drive-through would allow for 20 cars, and pedestrian areas are separated from the drive-through area.

Councilwoman Hardinger asked if elements of design were not able to be utilized due to Grant Avenue Parkway requirements. Mr. Doolittle responded the intent was for mixed use while keeping economic feasibility in mind.

Councilman Schilling asked where the drive-through would be located and expressed his concern over the alcohol component. Mr. Doolittle provided an example of traffic flow.

Councilman McGull asked if this plan was determined to be the most economically-feasible use of the property. Mr. Doolittle answered affirmatively.

Brandon Biskup spoke in support of the proposed. He expressed his support for the Grant Avenue plan. He expressed his belief this development will bring people together and be beneficial to quality of place.

Jared Davis spoke in support of the proposed. He noted he was available for any questions.

Nathan Cook spoke in support of the proposed. Mr. Cook expressed his belief the proposed will become a gathering place for the neighborhood and increase the beauty, energy, safety, and connection. He expressed his gratefulness to the City for consideration for the proposed.

Phillip Herzog spoke in support of the proposed. Mr. Herzog expressed his belief there is interest in seeing the community thrive. Mr. Herzog noted the intriguing aspects of the proposed and provided examples from approving neighbors. He asked City Council to approve the proposed.

Duane Keys spoke in support of the proposed. He expressed his excitement for the project. He noted this project could serve as an anchor for future projects.

Brandon Jenson, President of the West Central Neighborhood Alliance, spoke in support of the proposed in this capacity. Mr. Jenson commended the development team on their community engagement process. He noted the proposed is a significant improvement over the current site. Mr. Jenson personally spoke in opposition to the proposed. He expressed his belief the proposal does not meet the requirements of the Grant Avenue Parkway plan and would set precedent for future projects.

Keith Ray Mackie spoke in support of the proposed. He noted the proposed is the type of gathering place needed to make the neighborhood better. Mr. Mackie further noted he sees the proposed as an anchor. Mr. Mackie expressed his belief blight in the area needs to be addressed.

Debbie Hart spoke in support of the proposed. She thanked City Council for their service to the City. Ms. Hart expressed her belief development will be necessary for the Grant Avenue Parkway plan to thrive.

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

The following items appeared on the agenda under First Reading Bills.

**Amending
Springfield City
Code: Elections-
Nominating
Petitions**

Sponsor: Hardinger. Council Bill 2022-199

A general ordinance amending the Springfield City Code, Chapter 46, 'Elections,' Section 46-4, 'Nominating petitions,' to add a date that informational packets, which include nominating petitions for candidates for City Council, must be made available to candidates.

Anita Cotter, City Clerk, provided a brief overview of the proposed. Ms. Cotter noted the City Code requires informational packets be provided to prospective candidates for City Council. The packets have normally been available in October prior to the election. She further noted the proposed would clarify the date to make the packets available on the first business day of October prior to the election.

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

**Art Museum 2028
Campaign: MDFB
Tax Credits**

Sponsor: Hosmer. Council Bill 2022-200

A special ordinance authorizing the City Manager, or his designee, on behalf of the City of Springfield, to enter into an agreement with the Missouri Development Finance Board to obtain tax credits for contributions to benefit the Springfield Art Museum's 2028 Campaign and 30-Year Master Plan and to take other actions reasonably necessary to carry out the terms of such agreement.

Nick Nelson, Director of the Art Museum, provided a brief overview of the proposed. Mr. Nelson noted the proposed would allow the City Manager to enter into an agreement with the Missouri Development Finance Board to obtain tax credits for contributions to the Art Museum's 2028 campaign and 30-Year Master Plan.

Mayor Pro Tem Simpson asked who individuals can contact if they want to take advantage of the tax credits. Mr. Nelson responded the contact person is Kate Francis, Museum Development Officer, at the Springfield Art Museum.

Councilman McGull expressed his opinion it would be beneficial to have a marketing plan.

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

**Amending
Springfield City
Code: BDS
Director**

Sponsor: Hosmer. Council Bill 2022-206

A general ordinance amending the Springfield City Code, Chapter 2, 'Administration,' Article V, 'Departments,' Division 2, 'Building Development Services,' by revising Section 2-311, 'Established; appointment and qualifications of director,' to amend the required qualifications for the director of Building Development Services.

Maurice Jones, Deputy City Manager, provided a brief overview of the proposed. Mr. Jones noted the proposed would amend the Springfield City Code to amend the required qualifications for the director of Building Development Services position.

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

**Preliminary Plat:
Troy Acres 1st
Addition: 520
South Troy
Avenue**

Sponsor: Horton. Council Bill 2022-205

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the renewal of the Preliminary Plat of Troy Acres 1st Addition, generally located at 520 South Troy 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. (Staff recommends that City Council accept the public streets and easements.)

Susan Istenes, Director of Planning and Development, provided a brief overview of the proposed. Ms. Istenes noted the preliminary plat was accepted by Planning and Zoning, and the proposed would allow for acceptance of the dedication of public streets and easements.

Mayor Pro Tem Simpson asked if the acceptance of preliminary plat acceptance is a ministerial function. Ms. Istenes answered affirmatively.

Councilwoman Horton expressed her appreciation for the item being pulled from the Consent Agenda. Ms. Horton noted there are neighbors who expressed they are in opposition to the development consisting of six lots instead of three.

Ms. Istenes noted the proposed plat is sufficient for six lots, and they meet the code for legal size. Ms. Horton noted the neighbors expressed the lots do not fit with the existing neighborhood.

Jason Gage, City Manager, noted the role is to make sure the plat conforms to the written code. Ms. Istenes affirmed the lot sizes meet minimum code requirements.

Rhonda Lewsader, City Attorney, noted if the plat is approved by the Planning and Zoning Commission, it is then forwarded to City Council where City Council then determines if the proposed will be accepted.

An opportunity was given for citizens to express their views.

Lee Viorel, a representative of the neighborhood, spoke in opposition to the proposed. He expressed the neighbors are concerned with the renewal of the preliminary plat because of the six-lot size. Mr. Viorel noted the initial preliminary plat was for three lots. Mr. Viorel noted the narrowness of the road and asked on behalf of the neighbors the plat be reviewed to make sure the easements are sufficient. He expressed the opinion of the neighborhood that the three-lot plan is desired.

Councilwoman Horton thanked Mr. Viorel for speaking and asked if the developers need to have a meeting with the neighborhood. Mr. Viorel noted the neighbors signed a memorandum and asked the developer re-engage.

Councilman Hosmer asked the acreage of the plat. Mr. Viorel responded the final easements are not on the preliminary plat. Mr. Hosmer asked staff the size for the anticipated easements. Mr. Gage noted the easements have to meet code. Ms. Istenes noted the site is 1.13 acres; 6,000 square feet is the minimum lot size; and all lots in the proposed preliminary plat are in excess of the minimum.

Joey Malwelalmaz, a representative for the developer, spoke in support of the proposed. Mr. Malwelalmaz noted the request is for renewal of the preliminary plat which contains six lots. He further expressed his belief the preliminary plat was originally approved two years ago and the proposed would be for renewal.

Councilwoman Horton asked if the proposed is to develop six structures on six lots. Mr. Malwelalmaz answered affirmatively and noted the plan has remained the same since approval two years ago.

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

The following items appeared on the agenda under Petitions, Remonstrances, and Communications.

Mike Kazaroff did not appear to address City Council.

Angela Woodhull did not appear to address City Council.

Alice Barber addressed City Council. Ms. Barber noted she is a renter in Zone 2 and a leader with Springfield Tenants Unite. Ms. Barber expressed her belief tenants are not receiving all the protections they need. She expressed concerns she has heard from other tenants such as landlords that do not keep up with maintenance, insect infestations, black mold, electrical problems, and missing smoke detectors. She noted a lack of sufficient ways to report landlords for violations. Ms. Barber gave examples of other cities that have programs to help renters. Ms. Barber asked for the City to participate in creating a full tenants bill of rights.

Councilman Hosmer asked if the property maintenance ordinance is accessible online. Mr. Rowe responded that issues can be reported to the Citizens Resource Center. He noted icc.safe.com can be accessed for city code requirements, and a link can be added to the Building Development Services website.

Councilman McGull noted renters can be powerless against landlords. Mr. McGull further noted the City does not have the manpower to combat the problem at the time.

Councilwoman Hardinger noted 60% of Springfieldians are renters. She expressed her concern for renters and her appreciation that more research will be done. Ms. Hardinger expressed her appreciation to Ms. Barber for bringing the issue to City Council.

Steve Sexton addressed City Council. Mr. Sexton addressed homelessness in the City. He expressed his belief the City needs to insist that people and community agencies do better. Mr. Sexton noted homelessness in the city makes people feel unsafe, and it does not help the neighborhoods or city be better. Mr. Sexton called for City Council to include citizens that deal with homelessness in their neighborhoods. Mr. Sexton called for the city as a whole to do better in addressing the problem.

The following items appeared on the agenda under New Business.

Referring City Code changes recommended by the Police Officers' and Fire Fighters' Retirement System Board of Trustees at its July 21, 2022, meeting relating to the Police Officers' and Fire Fighters' Retirement System to the Finance and Administration Committee.

UNFINISHED BUSINESS.

MISCELLANEOUS.

The following items appeared on the agenda under Consent Agenda – First Reading Bills.

**Preliminary Plat:
Fountain Place:
1436 East Erie
Street**

Sponsor: Simpson. Council Bill 2022-201

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Fountain Place, generally located at 1436 East Erie 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. (Staff recommends that City Council accept the public streets and easements.)

**Preliminary Plat:
Opal Sunset
Subdivision: 3851
West University
Street**

Sponsor: Schilling. Council Bill 2022-202

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Opal Sunset Subdivision, generally located at 3851 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. (Staff recommends that City Council accept the public streets and easements.)

**Preliminary Plat:
RLC Sixty
Subdivision: 2852
South Dayton
Avenue**

Sponsor: Schilling. Council Bill 2022-203

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of RLC Sixty Subdivision, generally located at 2852 South Dayton 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. (Staff recommends that City Council accept the public streets and easements.)

**Preliminary Plat:
The Irons at
Millwood
Subdivision: 6177
South Farm Road
189**

Sponsor: Simpson. Council Bill 2022-204

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of The Irons at Millwood Subdivision, generally located at 6177 South Farm Road 189, 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. (Staff recommends that City Council accept the public streets and easements.)

CONSENT AGENDA – ONE READING BILLS.

CONSENT AGENDA – SECOND READING BILLS.

The following items appeared on the agenda under Board Confirmations.

Confirm the following reappointment to the Art Museum Board: Calie Holden with term to expire June 1, 2025.

Confirm the following appointments to the Art Museum Board: Nora Cox and Mitzi Kirkland-Ives with terms to expire June 1, 2025.

Confirm the following appointment to the Police Officers' and Fire Fighters' Retirement System Board of Trustees: Jonathan Winn with term to expire April 30, 2025.

END OF CONSENT AGENDA.

Motion to Adjourn Mayor Pro Tem Simpson moved to adjourn. Councilman McGull seconded the motion, and it was approved by the following vote. Ayes: Horton, McGull, Schilling, Simpson, Lear, Hardinger, and McClure. Nays: Hosmer. Absent: Ollis. Abstain: None.


Anita J. Cotter, CMC/MRCC
City Clerk

Prepared by
Michelle Brown