

**October 19 , 2020**  
**Springfield, Missouri**

The City Council met in regular session October 19, 2020 in the Council Chambers at Historic City Hall. The meeting was called to order by Mayor Ken McClure. A moment of silence was observed.

**Roll Call** Present. Mike Schilling, Phyllis Ferguson, Jan Fisk, Craig Hosmer, Richard Ollis, Andrew Lear, Abe McGull, Matthew Simpson and Ken McClure.  
Absent. None.

**Minutes** The minutes of October 5, 2020 City Council meeting and October 8, 2020 and October 13, 2020 Special City Council meeting were approved as presented.

**Consent Agenda** The Consent Agenda was approved as presented.

**CEREMONIAL MATTERS**

**City Manager Report** Jason Gage, City Manager, noted today the Springfield Police Department (SPD) released its Crime Report for the first six months of 2020. He noted this year SPD began recording crime reports differently, and more thoroughly and noted the new system is administered by the FBI and called the National Incident Based Reporting System (NIBRS). Mr. Gage noted the new system allows for a more comprehensive look at crime by the numbers and explained the new reporting system tracks 52 types of crime, compared to the eight tracked by the previous system.

Mr. Gage noted the Tough Talk collaborative will continue the Tough Talks series this Thursday and the following Thursday, October 22 and October 29, 2020. He noted the focus is on racism, with people sharing their lived experience in our community.

Mr. Gage noted listening sessions requested by City Council will kick off Monday, October 26, 2020 at 6 p.m. at Parkview High School's Little Theater. He noted an additional two sessions have been scheduled at Drury University on November 9 and 23, 2020 (both at 6 p.m.).

Mr. Gage noted congratulations are in order for Mayor McClure. He noted at a Friday meeting, Missouri State President Clif Smart announced the MSU Board of Governors voted to honor Mayor McClure with the university's Governmental Excellence Award.

Mr. Gage noted a new study ranks Springfield, Missouri among the best cities for startup businesses in the Midwest. He noted the ranking comes from M25, an early-stage venture firm based in Chicago. Mr. Gage explained M25 evaluates cities based on multiple factors, including startup

activity, access to resources and business climate. He noted Springfield ranked 37th in the study, improving two spots from last year.

Mr. Gage noted the City of Springfield and Greene County Clerk, Shane Schoeller, partnered to make sure citizens understand the voting options available to them for the November 3, 2020 election and played the public service announcement.

Councilman Simpson echoed Mr. Gage's congratulations to Mayor McClure. He asked for year to date report on sales tax revenue.

Mr. Gage noted from the time a purchase is made to sales tax revenues being remitted to the City is a two-month process. He noted the October report would be from sales made in August. Mr. Gage noted sales tax revenues have exceeded revenues collected in the prior year.

Mayor McClure noted the State of Missouri revenue receipts have also been higher than anticipated. He also noted Missouri State University had higher enrollment than anticipated.

Clay Goddard, Director of Public Health and Welfare, noted yesterday there were 37 new cases of COVID-19 making this is the lowest daily total since the middle of August. He noted numbers are trending down and noted the White House Coronavirus Task Force has downgraded the severity in Greene County from red to orange. Mr. Goddard noted counties around Greene County continue to struggle with COVID-19 and Missouri is remaining relatively high. He noted our hospitals are setting daily records. Mr. Goddard noted 20 days ago, Greene County had its second highest seven day rolling average and from this data you can project in 21 days you will have high case counts, high hospitalizations, and more deaths. He noted we know what works and when cases begin to surge, we need to use the simple tools; wear masks, avoid crowds, washing hands, and watching distance to others. Mr. Goddard reiterated caution with upcoming festivals and holidays.

Mr. Goddard issued thanks to the Mahaffey family. He noted the 13-year old daughter designed t-shirts and magnets related to COVID-19. Mr. Goddard noted she is selling the items and using the proceeds to provide encouragement items to people on the frontlines of the pandemic.

Mayor Pro Tem Ferguson asked for a breakdown of primary exposure for the Greene County residents who are hospitalized.

Mr. Goddard noted a sample had been broken down and many of those hospitalized encountered COVID-19 in their household, some from community events, and workplace spaces. He noted the three primary exposures are in areas people have let their guard down because they are

with people they are comfortable with.

Mayor Pro Tem Ferguson clarified the exposure cannot be pinpointed to one factor and people should continue to be on guard.

Mr. Goddard agreed and expressed his opinion it is difficult to not let your guard down around people you are comfortable with or love.

Councilman Simpson noted there have been articles in local newspapers detailing accounts of frontline workers and he recommended people read the articles. He asked for clarification regarding the 19% state positivity rate, increased testing, and community spread.

Mr. Goddard answered there is a significant amount of disease in the state. He noted during a statewide testing opportunity, 3.5% of residents in Greene County tested positive. Mr. Goddard noted these were probably people who were asymptomatic.

Councilman Simpson noted he read asymptomatic testing at Cox is approximately 5%. He asked if 3.5-5% is approximately the range of asymptomatic cases in Greene County.

Mr. Goddard answered affirmatively. He expressed his opinion he would like to see the number decline.

Councilman Hosmer asked about the testing timeline.

Mr. Goddard answered most testing statewide returns results within 48 hours. He noted results for persons tested at Greene County Health Department are returned same day.

Councilman Hosmer asked if a person is always notified of the results.

Mr. Goddard answered affirmatively, as long as they can reach the person, noting there is not always good contact information available.

Councilman Hosmer asked if hospitals always notify a person of their results.

Mr. Goddard answered it is dependent upon the quality of the information submitted by the patient.

Councilman Hosmer noted he has been told by people who tested negative, they were not being notified of results.

Mr. Goddard expressed his opinion it is not a normal response for a person to not be notified of his or her test results. He expressed his opinion information could be delayed due to the volume of cases.

Councilman Hosmer clarified the typical protocol is for a patient to be notified of positive or negative results.

Mr. Goddard answered affirmatively.

Councilman McGull expressed his opinion addressing the pandemic is a three-prong approach involving, government, citizens and businesses. He expressed congratulations to all three for following mandate. Councilman McGull asked for a status update on the funding previously received for contact tracing.

Mr. Goddard expressed his opinion the process is seamless. He explained the process the Health Department participates in when a Greene County resident tests positive for COVID-19.

Councilman McGull asked if this was a good use of funds.

Mr. Goddard expressed his opinion it was, and the Health Department staff would not have been able to keep up with the case load without it. He expressed his opinion it has been critical to the response from the Health Department to residents.

Councilman McGull asked if there are any hotspots in the community.

Mr. Goddard answered there is not, as it is a respiratory virus.

Councilwoman Fisk asked if the Health Department has collected data from the hospitalized patients on their history of mask wearing.

Mr. Goddard answered he believes that is part of the process, but will verify with staff.

Mayor McClure asked for the status of CARES funding.

Mr. Goddard noted the Health Department was issued \$4 million, but the check has not arrived yet. He noted David Holtmann, Director of Finance, would be speaking on CARES Act funding later this evening.

Mayor McClure asked if the funding had to be obligated or spent by the end of the year.

Mr. Goddard noted the funds have already been spent.

Mayor McClure clarified the CARES Act funding would be reimbursing what has already been spent.

Mr. Goddard answered affirmatively.

**The following bill appeared on the agenda under Second Reading Bills .**

**United States  
Department of  
Housing and  
Urban  
Development  
Community  
Development  
Block Grant  
Program funds  
for Fiscal Year  
2020-2021**

Sponsor: Ferguson. Council Bill 2020-231.

A special ordinance approving the selection of sub-recipients and projects for United States Department of Housing and Urban Development Community Development Block Grant Program funds for Fiscal Year 2020-2021; authorizing the City Manager, or his designee, to exercise all powers necessary to implement selected projects, including entering into any necessary agreements with sub-recipients; and reaffirming the Community Development Objectives and Priorities.

Mayor McClure noted public hearing was held on October 5, 2020 on the proposed and it is now in front of City Council for consideration. He asked for questions or comments from members of City Council.

Mayor Pro Tem Ferguson noted there was \$19,000 allotted for mental health assistance. She asked if there is any other discretionary funding that could also be used for mental health assistance.

Mary Lilly Smith, Director of Planning and Development, noted there are not additional funds in the proposed, but the City has received notification there are other Community Development Block Grant Program funds associated with COVID-19 that will be coming available. She noted the City has not yet received any guidance from HUD regarding permissible allocations of funding.

Mayor Pro Tem Ferguson expressed her concern for citizens who may need assistance due to lack of health care or are under insured.

There being no further questions or comments, Mayor McClure called for a roll call vote.

City Council Bill 2020-231. Special ordinance 27403 was approved by the following roll call vote: Ayes: Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk and McClure. Nays: None. Absent: None. Abstain: None.

**The following bills appeared on the agenda under Resolutions .**

**CMR Delivery  
Method for the  
Group 5 Public  
Sanitary Sewer  
Rehabilitation**

Sponsor: Simpson. Council Bill 2020-235.

A resolution declaring the intent of the City of Springfield to utilize the Construction Manager at Risk project delivery method as set forth in the Purchasing Manual, 13-3.104(5)(c) for the Group 5 Public Sanitary Sewer

**Pilot Project**

Rehabilitation - Municipal Grouting Pilot Project (“Project,” 2020PW0078) and announcing selection criteria.

Ron Petering, Environmental Services Assistant Director, provided a brief overview of the proposed. He noted the proposed requests to use the Construction Manager at Risk (CMaR) project delivery method and announcing the intent prior to the request for proposals. Mr. Petering reviewed the sewer project noting larger diameter pipes, testing joints, sealing leaks, and described the chemical seal process. He noted the City has not previously used this type of chemical sealant and therefore believe this project would be a good opportunity to use the CMaR method, bringing an experienced professional on board to assist the City with this project.

Mayor McClure noted he concurs with Mr. Petering and noted City Council has authorized the CMaR delivery method.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

Mayor McClure noted the proposed is now in front of City Council for consideration. There being no questions or comments from City Council members, Mayor McClure called for a roll call vote.

City Council Bill 2020-235. Resolution 10529 was approved by the following roll call vote: Ayes: Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer and McClure. Nays: None. Absent: None. Abstain: None.

**Revenue Bonds  
by the Industrial  
Development  
Authority for  
Keystone Family  
Homes**

Sponsor: Schilling. Council Bill 2020-236.

A resolution approving the issuance of multifamily housing revenue bonds by the Industrial Development Authority of the City of Springfield, Missouri, in an amount not to exceed \$22,000,000 to finance the acquisition and rehabilitation of certain commercial housing facilities located in the City of Springfield, Missouri, to be named Keystone Family Homes.

Sarah Kerner, Director of Economic Development, provided a brief overview of the proposed. She reviewed the purpose, benefit, and the bond process of the Industrial Development Authority (IDA). Ms. Kerner reviewed specifics for IDA related to Multi-Family Housing. She reviewed the Rental Assistance Demonstration (RAD) program noting RAD was created to preserve and improve public housing properties and address the nationwide backlog of deferred maintenance. Ms. Kerner explained how RAD works with Section 8 housing to ensure units remain affordable low-income households. She reviewed the Springfield Project Details noting the Keystone Family Homes LP partnership and Keystone’s request to the IDA for \$22,000,000 in revenue bonds. Ms. Kerner noted the proposed rehabilitates 297 units across 85 buildings. She reviewed the bond approval process and timeline.

Ms. Kerner noted Weylin Watson, Attorney for Gilmore and Bell, is available for questions.

Mayor Pro Tem Ferguson asked how the units in the proposed were selected.

Ms. Kerner noted the Housing Authority of Springfield (HAS) made the selection. She expressed her belief the HAS intends to rehabilitate all of their properties. Ms. Kerner noted Katrena Wolfam is a listed speaker and will be able to explain the selection process.

Mayor Pro Tem Ferguson expressed her opinion some units or buildings are in worse shape than others and may need to be moved forward quicker than others.

Councilman Simpson clarified the City does not assume any liability for the bond.

Ms. Kerner answered affirmatively.

Councilman Simpson asked if the 297 units are to be rehabilitated, not adding new units.

Ms. Kerner answered affirmatively.

Councilman Simpson noted he had heard concerns from tenants moving to Section 8 may affect maintenance in their current unit, their rent, and the ability to remain in their current unit. He asked if HAS has addressed the tenants' concerns.

Ms. Kerner noted she believes the concerns have been addressed, but she would prefer HAS address Councilman Simpson's question.

Councilman Lear asked for clarification of the relationship between the City and HAS.

Ms. Kerner noted she believes the City appoints board members.

Mayor McClure noted Katrena Wolfram from HAS will be speaking tonight and will be able to address these questions. He asked Mr. Watson if he had anything to add.

Weylin Watson, Attorney for Gilmore and Bell, noted he is available to answer questions for City Council.

An opportunity was given for citizens to express their views.

Katrena Wolfram noted she is the Executive Director Housing Authority in Springfield. Ms. Wolfram noted she supports the proposed. She expressed her opinion Ms. Kerner did a great job explaining the proposed. Ms. Wolfram noted the proposed has been many years in the making. She explained the selection of units was determined when the proposed was being created without state tax credits, but now state tax credits are available HAS is planning on three RAD phases. Ms. Wolfram expressed her opinion HAS has been transparent with residents holding public meetings and providing information in the newsletters and noted public meetings have been held since 2017. Ms. Wolfram noted the proposed has been approved by the Missouri Housing Development Commission and the HUD office. She noted except for the developer, all people working on the proposed are local.

Mayor McClure asked Ms. Wolfram to explain the relationship between the City and HAS.

Ms. Wolfram answered HAS is a municipal corporation within the City and has a cooperation agreement with the City. She noted the City appoints HAS board members.

Mayor Pro Tem Ferguson asked for clarification on how HAS works as the co-developer on the projects and if HAS has input on the design element.

Ms. Wolfram answered affirmatively. She noted HAS has input on everything.

Mayor Pro Tem Ferguson asked if John B. Hughes would be considered.

Ms. Wolfram noted John B. Hughes is not one of HAS's properties.

Mayor Pro Tem Ferguson asked if design and funding for playground equipment and areas for children to play was being considered.

Ms. Wolfram answered affirmatively. She noted she is also concerned with ADA compliance. Ms. Wolfram noted ADA, playground areas, and community areas will all be addressed. She expressed her opinion the units will look new inside and out and she cannot understand why someone would be in opposition to the proposed.

Mayor Pro Tem Ferguson expressed her opinion people often fear change and are concerned promises made may not come to fruition.

Councilman Schilling asked about the rent range.

Ms. Wolfram answered rents are income based. She gave the example during COVID-19 if a person lost their job, the rent was reduced. Ms. Wolfram noted the rents will not change; the change is how HAS receives

funds from HUD.

Councilman Schilling asked how much tenants are currently paying in rent.

Ms. Wolfram noted the rents vary. She noted some rents are as low as \$50. Ms. Wolfram noted tenants also receive a utility allowance and this is considered when determining rent.

Councilman Schilling clarified he wanted to know what is considered affordable housing and asked what current rent rates are.

Ms. Wolfram noted rents are income based and specific to the household.

Councilman Schilling asked what the income qualifications are.

Ms. Wolfram noted there are set income limits and the income limits are published on the HAS website.

Councilman Ollis asked where the residents will live while the unit is being renovated.

Ms. Wolfram noted residents will be temporarily housed in another vacant HAS unit. She noted HAS is increasing vacancies in order to have placement for residents. Ms. Wolfram explained residents will be moved to a different HAS unit while their unit is renovated and then the resident is moved back to their original unit.

Councilman Ollis asked if the unit the resident will be temporarily moved to will be a unit in need of renovation or a unit that has already been renovated.

Ms. Wolfram noted the resident would be moved to a unit on the list to be renovated.

Mayor Pro Tem Ferguson asked if there is financial assistance to help residents move.

Ms. Wolfram answered HAS will pay for the move.

Holly Knight noted she is with BGC Developers. Ms. Knight provided a power point presentation on BGC noting experience, funding sources, partners, and RAD Conversions. She reviewed the leverage of funds, the RAD transitions, how RAD affects residents, RAD opportunities, the benefits to Springfield if the proposed is passed, and housing projects involved.

Councilman Hosmer asked the total cost of the rehabilitation for the 297 units.

Ms. Knight answered the construction costs are \$23 million. She expressed her opinion this is a significant investment in 297 units. Ms. Knight noted various projects at different locations citing sewer work, security issues, interior renovations, bringing washers and dryers into the units, complete rehabilitation of bathrooms, replacing windows and roofs, addressing LED lighting, and adding curb appeal.

Councilman Hosmer clarified the rehabilitation cost is approximately \$77,000 per unit.

Ms. Knight answered affirmatively. She noted there are extensive building system issues and cited hot water heaters, sewer issues, ADA compliance and adding ADA units at each site.

Councilman Hosmer clarified there will be 481 construction jobs.

Ms. Knight answered affirmatively. She noted they use the National Home Builders Association to predict the number of jobs.

Councilman Hosmer asked if the jobs are prevailing wage jobs.

Ms. Knight answered affirmatively.

Councilman Hosmer asked if at the end of the renovation if there will be a change in ownership of the buildings or facilities.

Ms. Knight answered affirmatively. She noted to finance the proposed there is a need for private dollars. Ms. Knight noted they are leveraging the 4% tax credit program which requires a private investor and for the dollars the private investor contributes the investor receives an offset from the IRS. She noted they create a limited partnership with covenants on the property, the HAS has a right of first refusal at the end of 15 years, and the intention is the property reverts back to HAS ownership at the end of 15 years and the investor has taken the tax benefits.

Councilman Hosmer asked if at the end of the 15 years if the property automatically reverts to the HAS or if there is a payment the HAS must make to the partners.

Ms. Knight noted there is a conversion process, not necessarily a payment, but there will be a new appraisal.

Councilman McGull asked local contractors are being used for the project and if the project will use competitive bidding.

Ms. Knight noted BCG was obtained through a competitive bidding process;

therefore, HUD allows BCG to bring all remaining partners to the project. She noted BCG is committed to finding the best price, product, and partners. Ms. Knight noted on a project last year, BCG offered an invited bid, asking for qualifications. She noted Synder Construction won the bid.

Mayor McClure asked if there were additional questions for Ms. Knight.

Ms. Knight noted there had been a question about maintenance issues and asked if she may address the question.

Mayor McClure answered affirmatively.

Ms. Knight noted there are some issues the HAS cannot address. She noted some of these issues are building issues and have been addressed as maintenance issues. Ms. Knight noted as building systems are rehabilitated, many of the previous maintenance issues will now become preventative maintenance issues.

Councilman Ollis asked how deferred maintenance will be funded in the future.

Ms. Knight noted deferred maintenance is a policy issue and HUD requires a savings account for deferred maintenance. She noted HUD monitors a 20-year physical need replacement account. Ms. Knight noted \$300 per year per unit will be placed in the account, as well as some upfront funding.

Michael Brown noted he speaks on behalf of Springfield Tenants Unite and the Unitarian Universal Church. Mr. Brown noted the person he is speaking on behalf for asks to remain anonymous due to fear of retaliation. Mr. Brown read a letter from the person he is representing. The letter noted the person is a tenant at the Bolivar Road complex, went to college, lost their health and became disabled, found themselves in public housing, would never agree to move, and HAS is not giving them a choice in the move or where they will be moved to. The author of the letter expressed the opinion many tenants are members of a vulnerable population, could not attend residential meetings due to COVID-19, and could not answer surveys sent by HAS because not enough information was given.

Victoria Altic she noted she is an organizer for Springfield Tenants Unite and the Coalition to Protect Missouri Tenants. Ms. Altic noted she stands in solidarity with HAS tenants and expressed her opinion HAS tenants are not being heard and tenant rights and questions are being dismissed. She noted she is speaking on behalf of a tenant who is unable to attend and read a letter. The author of the letter noted her name is Arianna. Arianna noted she and her three children live in a unit proposed to be rehabilitated. Arianna expressed she has many questions about the process and expressed her opinion there are HUD requirements that may not have been met. Ms. Altic

noted the Springfield Tenants United and the Coalition to Protect Missouri Tenants have spoken with tenants across the country who have participated in the RAD program and noted not all have been successful. She stated Springfield Tenants United and the Coalition to Protect Missouri Tenants is asking for documents to be made public and for reasonable time to be allotted to allow tenants to review information.

Councilman McGull noted he had heard in the presentation all tenants will be moved temporarily to a different unit and then moved back to their unit. He asked if this was Ms. Altic's understanding.

Ms. Altic expressed her opinion those are RAD guidelines, but without proper enforcement, this is not what always happens during RAD conversions. She stated tenants would like to know if any units will be lost in the conversion and how many tenants will be moved to Section 8. Ms. Altic expressed concern with Section 8 housing as landlords do not have to accept Section 8 housing vouchers.

Councilman McGull asked Ms. Altic to return to City Council if any of her concerns come to fruition in order to inform City Council.

Councilman Simpson asked what mitigation steps are in place to keep from displacing tenants during a pandemic.

Jason Gage, City Manager, noted he will need to clarify concerns to determine what will happen versus what could happen. He reviewed his understanding of the program, tenants will be moved to a temporary unit, their unit will be renovated, and then tenant will be returned to their previous unit under Section 8.

Ms. Altic noted Springfield Tenants Unite and the Coalition to Protect Missouri Tenants has asked for the development plans that were submitted to HUD, but they have not received any information.

Cynthia Gardner wished to address City Council. Ms. Gardner did not appear.

Jahni Delmonico wished to address City Council. Ms. Delmonico did not appear.

Ashley Quinn noted he is with Springfield Tenants Unite and is a Justice Coordinator at National Avenue Christian Church. Mr. Quinn reviewed the income guidelines from the Section 8 website and noted the Section 8 income guidelines are different than the Public Housing income guidelines. He asked if there is a provision to guarantee people will not lose their housing when income guidelines are changed to Section 8 housing. Mr. Quinn noted he has two statements to read from tenants who were not able to attend. He noted the first letter is from Tica. Tica wrote she is a single

mother of one child. Tica wrote when she moved into her unit on Delaware the unit has mold and is infested with mice. Tica notes she has notified HAS repeatedly. Tica notes her unit is not scheduled for renovation until next year, she is spending limited funds to try to make her home habitable (as HAS will not do it), and what is the plan to address current conditions. Tica expressed her belief she should have access to safe, access, and truly affordable housing now. Mr. Quinn noted the second letter is from a tenant who wishes to remain anonymous. The author of the second letter noted prior to the pandemic s/he was receiving home aid, but since the pandemic aides have not been available. The author says without the assistance of aides, s/he is unable to maintain housing conditions and has failed inspections. The author expressed concern many tenants are in public housing due to outside circumstances, such as failing health. The author expressed her/his opinion since the pandemic started and the RAD conversion is moving forward, inspections have intensified and changed from yearly to quarterly. The author expressed her/his opinion tenants are being harassed, forced to change to Section 8, and purposely being harassed through inspections in order to evict tenants and make room for temporary units.

Alice Barber noted she is a renter, a member of Springfield Tenants Unite, and opposed to the proposed. Ms. Barber requests City Council postpone voting on the proposed until six conditions are met. She noted Springfield Tenants Unite will submit the full list of demands to City Council and will publish the demands online. Ms. Barber expressed her opinion everyone deserves safe, accessible, truly affordable housing and it is City Council's responsibility to make sure HAS provides this.

Lindsay Rieth wished to address City Council. Ms. Rieth did not appear.

Cris Casto noted he is an organizer with Springfield Tenants Unite and the Coalition to Protect Missouri Tenants. Mr. Casto asked if there are vacant units, why are the vacant units not renovated first. He noted he participated in the call on September 22, 2020 and noted it was not accessible and it was not public. Mr. Casto read a letter from a tenant named Lindsay who could not attend the meeting. Lindsay wrote she is a single mother of one child and lives in a duplex on Delaware. Lindsay noted she is disabled. Lindsay expressed concerns over the amount of housing, layout of housing, ADA compliance, services available, and when tenants transition to Section 8 housing are the tenants guaranteed the same unit or a unit with the same number of bedrooms. Lindsay cited for Section 8 housing, a child younger than puberty shares a room with the parent(s) and in public housing the child has their own room. Lindsay noted her unit has mold and bugs and HAS has not addressed these issues. Lindsay expressed concern for ADA features in renovated units citing showers and cabinets. Lindsay asked City Council to postpone the vote on the proposed. Mr. Casto noted he had another letter from a tenant named Bobby.

Mayor McClure noted Mr. Casto was out of time.

Sarah Kerner reviewed the IDA timeline.

Councilman Schilling expressed his opinion there are many complaints from tenants regarding conditions and future fears. He expressed his opinion the RAD Conversion needs oversight and a liaison to represent the tenants. Councilman Schilling expressed his opinion City Council needs to move forward with the proposed in order to move the bonds along in the process.

Councilman Lear expressed his opinion he does not know enough about the programs being discussed in the proposed. He expressed his belief to postpone the vote to allow himself to become educated on the proposed programs and there can be outreach conducted with the tenants.

Councilman McGull thanked the many tenant advocates who spoke tonight. He expressed his opinion what City Council has heard tonight related to the proposed is two-fold. He noted the first is the financial component, noting the greatly needed repairs and renovations, and the second is the human component and the anxiety and fears expressed by the tenants. Councilman McGull expressed his opinion the issue before City Council is the financing portion and the badly needed renovations and HUD will need to address the human component. He expressed his opinion the human component has been brought to the visibility of City Council and City Council will continue to monitor the situation. Councilman McGull expressed his belief City Council should move forward on the proposed.

Anita Cotter, City Clerk, noted written comments were received and will be reflected in the minutes.

Written comments submitted via email from Debbie Tinen. Ms. Tinen noted she is a tenant and is the Chairman of the Board of Director for the Resident Councils at the family sites and the Chairman of the Resident Council for the South Tower. She expressed her opinion when residents bring issues up at the meetings Katrena Wolfram resolves the issues quickly. Ms. Tinen expressed her belief Ms. Wolfram has gone above and beyond to move the RAD program forward and has been transparent with the process.

Written comments submitted via email from James Savas. Mr. Savas expressed concern for moving expenses noting tenants were first informed HAS would take care of temporarily relocating tenants. He noted tenants recently received a letter indicating they may move back to their former residence after it has been remodeled and what options of assistance may be available "if we qualify" and that tenants will be provided "reasonable assistance necessary to file any required claim to receive a relocation payment". Mr. Savas noted many tenants are disabled and unable to pack

and move themselves. He expressed concern about winding up on the streets. Mr. Savas requested confirmation for tenants will not have any worries at relocation time, their property will be moved carefully and safely, and there will be no expense to the tenant.

Mayor McClure noted he agrees with Councilman Schilling that extensive renovations are required. He expressed his opinion there also needs to be outreach as recommended by Councilman Lear. He further expressed it may be wise to table the proposed until the November 2, 2020 City Council meeting to allow staff to reach out to tenants.

Councilman Lear moved to table Council Bill 2020-236 to the November 2, 2020 City Council meeting. Councilman Simpson seconded the motion and it was approved by the following roll call vote: Ayes: Lear, Simpson, Ferguson, Fisk, Hosmer, Ollis and McClure. Nays: McGull and Schilling. Abstain: None.

Jason Gage, City Manager, asked for clarification from City Council on specific program information and questions related to the proposed, versus daily operation issues, to be gathered.

Councilman Simpson asked for more details on relocation of tenants and the ability for tenants to return to their original unit and accessibility design of units.

Mayor Pro Tem Ferguson asked for greater design information in order to review ADA accessibility, playground information, and community area information. She also asked for information on maintenance, specifically citing cockroach infestations.

Councilman Hosmer asked for information on the cost components and the ownership of the private investor transferring to HUD after 15 years.

Councilman Lear would like to know more about the switch from public housing to Section 8 housing, specifically citing the changes and the protections to tenants and income guidelines.

## **EMERGENCY BILLS**

## **PUBLIC IMPROVEMENTS**

**The following bills appeared on the agenda under Grants .**

### **CARES Act Funding for Job Training for Adult and Dislocated**

Sponsor: McGull. Council Bill 2020-237.

A special ordinance authorizing the City Manager, or his designee, to accept Coronavirus Aid, Relief, Economic Security Act ("CARES") funding made

## **Workers**

available by the Missouri Department of Higher Education and Workforce Development in the amount of \$200,000 to fund job training for adult and dislocated workers; and declaring that this bill qualifies for approval in one reading.

Sally Payne, Interim Director of Workforce Development, provided a brief overview of the proposed. Ms. Payne noted this is an additional \$250,000 from the Missouri Department of Higher Education and Workforce Development, as Workforce Development has already spent the \$450,000 they were awarded last month. She noted the grant expires next week and people will need to be enrolled by next Friday. Ms. Payne noted funds stay with Missouri Department of Higher Education and Workforce Development and they are invoiced directly for the students Workforce Development enrolls.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

There being no questions or comments from City Council members, Mayor McClure called for a roll call vote.

City Council Bill 2020-237. Special ordinance 27405 was approved by the following roll call vote: Ayes: McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear and McClure. Nays: None. Absent: None. Abstain: None.

## **Workforce Innovation and Opportunity Act Grant for Supplemental Funding for the Equal Opportunity Officer**

Sponsor: Simpson. Council Bill 2020-238.

A special ordinance authorizing the City Manager, or his designee, to accept Workforce Innovation and Opportunity Act grant funding in the amount of \$25,000 from the Missouri Department of Higher Education and Workforce Development to be used for continued supplemental funding for the position of the City of Springfield's Local Equal Opportunity Officer and to enter into necessary agreements to carry out the grant; amending the budget for the Department of Workforce Development for Fiscal Year 2020-2021 in the amount of \$25,000; and declaring that this bill qualifies for approval in one reading.

Sally Payne, Interim Director of Workforce Development, provided a brief overview of the proposed. Ms. Payne noted the \$25,000 grant from Missouri Department of Higher Education and Workforce Development supports the compliance and Equal Opportunity Officer., the monthly Equal Opportunity trainings for Workforce Development staff and their partners, and small assistive technology purchases.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

There being no questions or comments from City Council members, Mayor McClure called for a roll call vote.

City Council Bill 2020-238. Special ordinance 27406 was approved by the following roll call vote: Ayes: Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull and McClure. Nays: None. Absent: None. Abstain: None.

## **AMENDED BILLS**

**The following bill appeared on the agenda under Council Bills for Public Hearing .**

### **First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area**

Sponsor: Schilling and McGull. Council Bill 2020-239.

A special ordinance approving the First Amended Redevelopment Plan for the East Cherry Pocket Neighborhood Redevelopment Area, generally located on 0.51 acres on the north side of the intersection of East Cherry Street and South Fremont Avenue; and authorizing the City Manager, or his designee, to execute an amended and restated redevelopment agreement with the developer, Say You Can, LLC, relating to the implementation of the Amended Redevelopment Plan. (The Land Clearance for Redevelopment Authority, the Planning and Zoning Commission, and City staff recommend approval.)

Sarah Kerner, Director of Economic Development, provided a brief overview of the proposed. Ms. Kerner noted the Redevelopment Plan was adopted by City Council in 2019 and the proposed is a request to amend that plan. She noted there are not changes to the location, acreage, construction of new multi-family housing development, or the comprehensive plan. Ms. Kerner noted the change relates to the level of abatement, as the scorecard portion of the Workable Program has been repealed. She noted the proposed would change the abatement from 65% to 100%. Ms. Kerner reviewed the value of abatement with a chart comparing 65% and 100%, noting a \$2,740 annual tax savings to the developer. She noted LCRA and staff recommend approval.

Anita Cotter, City Clerk, noted Matthew Wine, Attorney at Law for Spencer Fane, LLP is available if City Council has questions.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

**The following bills appeared on the agenda under First Reading Bills .**

**Removing  
References to a  
Tax Abatement  
Scorecard and a  
Reduced Level of  
Tax Abatement in  
the Workable  
Program**

Sponsor: Schilling. Council Bill 2020-240.

A general ordinance amending the Springfield City Code, Chapter 40, 'Community Development,' Article II, 'Workable Program,' Section 40-11, 'Definitions,' and Section 40-14, 'Redevelopment Agreement,' by removing references to a tax abatement scorecard and a reduced level of tax abatement which are no longer part of the Workable Program by operation of the sunset clause previously contained in Section 40-15. (Staff recommends approval.)

Sarah Kerner, Director of Economic Development, provided a brief overview of the proposed. Ms. Kerner noted in 2018 the Workable Program was adopted, but noted it had a two-year sunset provision related to reduced abatement level and the distribution of PILOTS. She provided background on the Workable Program and the sunset clause. Ms. Kerner noted there are references to the tax abatement scorecard and imposing PILOTS that are no longer applicable and is requesting code clean-up.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

**Amending the  
Springfield City  
Code, Chapter  
106**

Sponsor: Ollis. Council Bill 2020-241.

A general ordinance amending the Springfield City Code, Chapter 106, 'Traffic and Vehicles,' Article I, 'In General,' Section 106-1, 'Definitions,' and Article VII, 'Pedestrians,' Section 106-450, 'Right-of-way in crosswalks,' to clarify the right-of-way between pedestrians, cyclists, and drivers at crosswalks; amending Article V, 'Operation,' Section 106-183, 'Right-of-way at intersections; left turns into alley, private road or driveway, speed limit near construction or maintenance operations,' to clarify the right-of-way between pedestrians, cyclists, and drivers when a vehicle is entering or leaving the street and crossing sidewalks or paths; and adding Section 106-211, 'Yielding to disabled persons with white cane or dog,' to require drivers to yield to persons with disabilities carrying a white cane or using a guide, hearing, or service dog.

Mandy Buettgen, Engineer I, provided a brief overview of the proposed. Ms. Buettgen noted walkability and safety are City priorities. She noted the proposed increases pedestrian safety at intersections and raises awareness. Ms. Buettgen noted the current code reflects State law which indicates a driver does not have to stop at a crosswalk unless a pedestrian is in the crosswalk. She expressed her opinion the current standard is not safe for pedestrians stepping out into the crosswalk. Ms. Buettgen noted the proposed requests drivers stop if a pedestrian is approaching or waiting within three feet of a crosswalk, a bicyclist has the rights of a pedestrian

over a motorist while dismounted and walking the bicycle, right-of-way when left turns into an alley/private road/driveway, and yield to disabled persons with a white cane or dog. She expressed her opinion the proposed amendments to the code would demonstrate the City's commitment to safety for people of all abilities.

Councilman Schilling asked if there is data on pedestrian motor vehicle accidents.

Ms. Buettgen noted on average 70 pedestrians per year are struck on Springfield streets, with approximately half of those struck while in a crosswalk.

Councilman Simpson asked if previously proposed innovative practices will be used and scaled up with demonstrated success.

Ms. Buettgen answered affirmatively. She expressed her opinion education is important when engineering measures are installed.

Councilman McGull expressed his opinion the change in the code was needed. He asked if bicycles are allowed on sidewalks.

Ms. Buettgen answered affirmatively, noting bicycles are not allowed on the sidewalks in the downtown district. Ms. Buettgen noted there is code related to bicyclists allowed on the sidewalks.

Councilman Hosmer asked for clarification on the white cane law.

Ms. Buettgen noted the proposed would stand on its own merit and reflects State code. She explained the White-Cane-Law expects drivers to yield to pedestrians with a white cane or service dog no matter where the pedestrian is in order to allow safe passage of the person with the white cane or service dog.

Councilman Hosmer asked if the proposed should be tied to a crosswalk or sidewalk.

Ms. Buettgen noted if the proposed were tied to crosswalks or sidewalks, it would be more restrictive than the State law.

Rhonda Lewsader, City Attorney, noted the proposed tracks with the state statute and the language is the same.

An opportunity was given for citizens to express their views.

Addison Jones noted he is a design associate at Drake Wells Architecture and is the founder of Better Block SGF. Mr. Jones spoke in favor of the

proposed. He explained the purpose of Better Block is to increase walkability by reimagining public spaces that are viewed as inactive or unwelcoming and transform them into a place with an identity. Better Block also supports the proposed. Mr. Jones expressed his opinion Springfield has increased focus on walkability and pedestrian safety and the code should be changed to reflect this.

Councilman Simpson expressed his gratitude to Mr. Jones and Better Block for their work on walkability and improved use of public spaces.

Mary Kromrey noted she is the Executive Director of Ozark Greenways. Ms. Kromrey expressed her support for the proposed. She explained the mission of Ozark Greenways is to build a trail system that connects and enhances our community. Ms. Kromrey noted several of the trails cross roads and expressed her opinion the crossings need to be safer for people to cross.

Councilman McGull expressed compliments to Ms. Kromrey for advocating for the proposal and expressed his opinion the proposed is part of SGF Forward and promoting walkability.

Written comments submitted via email in support from Becky Volz. Ms. Volz noted she supports the proposed. She noted she has worked with the Traffic Operations on the School Crossing Protection Committee for over eight years. Ms. Volz noted there is a large volume of walkers in her neighborhood and believes enforcement at crosswalks and intersections is necessary to insure children, elderly, and disabled are able to cross the street safely. She expressed her pleasure at the studies in other communities who have implemented the Edu-Forcement program and believes such a program in Springfield will increase the number of motorists stopping for walkers and bikers in crosswalks.

There being no further speakers the public hearing was declared closed.

**Edward Byrne  
Memorial Justice  
Assistance Grant**

Sponsor: Hosmer. Council Bill 2020-242.

A special ordinance authorizing the City Manager, or his designee, to accept the Edward Byrne Memorial Justice Assistance Grant in the amount of \$146,272.00 from the United States Department of Justice and to enter into an interlocal agreement with Greene County outlining the division of the grant funds; and amending the budget for the Springfield Police Department for Fiscal Year 2020-2021 in the amount of \$146,272.00.

Paul Williams, Police Chief, provided a brief overview of the proposed. Chief Williams noted proposed is an annual grant from the Department of Justice (DOJ). He noted although the grant is awarded to the City, funds are shared with Green County, as Greene County pays for prosecuting and incarcerating violent offenders. Chief Williams noted the split is 60% for the

City and 40% for the County and he noted the agreement will continue. He noted if the grant is accepted, it will be used to upgrade recording equipment in all the interview rooms and purchase ballistic shields.

Councilman Ollis asked about the status of obtaining beds in the jails for the City.

Chief Williams answered 48 beds in the jail will be available on November 7, 2020.

Councilman Hosmer asked if there was a cost to the City.

Chief Williams noted there is no additional cost to the City.

David Holtmann, Director of Finance, noted the cost was \$200,000 for 10 years and the City is still making those payments to Greene County.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

Sponsor: Ollis. Council Bill 2020-243.

A special ordinance authorizing the City Manager, or his designee, to accept two Coronavirus Aid, Relief, and Economic Security (“CARES”) Act grants through the U.S. Department of the Treasury and Greene County, Missouri, including \$4,000,000.00 for use by the Springfield-Greene County Health Department and \$2,170,227.41 for use by other City of Springfield departments; and amending the Fiscal Year 2020-2021 budget in the amount of \$6,170,227.41 for the purpose of appropriating the grant funds.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the funds come from the \$34 million in CARES funding received by Greene County. He noted the proposed will allow the City to accept two grants one for the Health Department, and one for use by other City departments. Mr. Holtmann noted the City has incurred \$2.1 million in COVID-19 expenses through the end of the 19-20 fiscal year. He noted accepting the grants will help offset those expenses and assist with expenses incurred through December 2020.

Mayor McClure asked if the expenses had to be incurred or spent by December 30, 2020.

Mr. Holtmann noted the funds had to be spent by December 30, 2020.

Mayor Pro Tem Ferguson asked what \$184,000 allotted to “other” in Risk Management was being used for.

**CARES Act  
Grants for use by  
Springfield -  
Greene County  
Health  
Department and  
Other City of  
Springfield  
Departments**

Mr. Holtmann noted the City has incurred tremendous expense for cleaning supplies, hand sanitizer, masks, and proper PPE for first responders.

An opportunity was given for citizens to express their views. There being no speakers the public hearing was declared closed.

## **PETITIONS, REMONSTRANCES, AND COMMUNICATIONS**

Jean Lawson did not appear to address City Council.

David Hilzendeger noted he lives in Springfield and is a one truck owner/operator. Mr. Hilzendeger explained he has received a zoning violation for parking his commercial vehicle in his driveway. He expressed his opinion he is not obstructing sidewalks or causing visibility issues. Mr. Hilzendeger noted he has collected signatures from his neighbors supporting his testimony. He is requesting a waiver, exemption, or permit to continue to park his commercial vehicle in his driveway on his private property. Mr. Hilzendeger noted when parking in secure locations for commercial vehicles, his truck has been vandalized.

Mayor McClure asked Jason Gage, City Manager, to follow up with Mr. Hilzendeger.

Heather Dietz noted she is speaking in opposition to the mask mandate. Ms. Dietz expressed her opinion masks encourage a false sense of security and can cause other adverse health conditions. She expressed her opinion masks do not filter the virus and when people touch the mask, then touch other things, they are contaminating the environment. Ms. Dietz expressed her belief a respiratory virus cannot be stopped by wearing a mask. She reviewed information from Steven Holtz, M.D. and noted she agrees with Dr. Holtz. Ms. Dietz made recommendations for the Public Health Department to improve people's immune systems. She encouraged City Council to end the mask mandate and let citizens choose for themselves.

Lisa Meeks expressed her displeasure with City Council regarding the mask mandate. Ms. Meeks expressed her opinion masks do not work as they are not able to block virus particles. She reviewed multiple reasons related to health care to demonstrate why she believes the experts are wrong. Ms. Meeks noted there is a report signed by 39,000 doctors that do not support a lock down due to COVID-19. She reviewed numerous medical and scientific studies which she believes prove the mask mandate is ineffective.

Tyler Fleetwood did not appear to address City Council.

John Coghlan reviewed the fatalities in Greene County due to COVID-19

and how many people died after the mask mandate was passed. Mr. Coghlan referred to the Great Barrington Declaration. He reviewed numerous medical and scientific studies which he believes proves masks do not work. Mr. Coghlan expressed his concern to protect seniors and reviewed 12 measures he believes could be used.

Seth Brooks did not appear to address City Council.

**The following items appeared on the agenda under New Business .**

**NAACP Report**

Report on the City's efforts to address recent demands provided by the NAACP.

Jason Gage, City Manager, presented a report addressing three demands submitted by the NAACP on July 14, 2020. He noted the demands included: ban VNR (Vascular Neck Restraints)/choke holds or any form of neck restraint, reduce the traffic stop disparity index as reported annually, and reform the Police Civilian Review Board. Mr. Gage noted he has met with Toni Robinson, Chapter President, Adrienne Denson Ewell, Chapter Vice President, and Cheryl Clay, former Chapter President to discuss in detail the concerns; there have been ongoing e-mail communication regarding each of the issues; and, there have been similar meetings and e-mail communication with Chief Williams.

Mr. Gage reviewed staff recommendations for each demand. He noted the Springfield Police Department (SPD) does not currently allow choke holds (affect the airway and breathing) and staff can make this Police Department operating guideline change, so no future Council action will be needed for this item.

Mr. Gage expressed his opinion the current disparity ratio is unacceptable and there is an immediate need to analyze the cause and reduce the disparity as possible. Mr. Gage noted reducing the disparity is an administrative task, therefore no formal City Council action will be needed for this item.

Mr. Gage reviewed recommendations for changes to the Police Civilian Review Board (PCRB) to include: the City Manager will no longer make recommendations to City Council for two seats, all applications will be forwarded directly to the City Council for consideration, applicants will no longer be required to complete the Citizens Police Academy prior to being

selected for the PRCB, prior felony conviction will still disqualify an applicant from membership, applicants cannot be a party to current litigation against the City or a defendant in a criminal prosecution during the time of selection, Staff recommends extending the membership term from 2 to 3 years to provide better continuity, and Staff recommends expanding the number of board seats from five members to seven. Mr. Gage noted recommendations for PRCB will require an ordinance amendment by the City Council and Staff intends to bring this formal action to City Council at the November 2, 2020 City Council meeting.

Mayor McClure expressed his gratitude to Mr. Gage, Chief Williams, and colleagues at the NAACP. He thanked Mr. Gage for the thoughtful recommendations regarding the concerns that have been raised. Mayor McClure expressed his opinion he is comfortable with the recommendations and expressed his support for the ordinance change related to the PRCB. He reviewed how board appointments are made and suggested PRCB appointments come through the Committee of the Whole.

Councilman Lear expressed his opinion to be effective in government or policing, trust is required. He expressed gratitude for the work done to re-establish trust.

Councilman McGull asked if all traffic stops are documented. Chief Williams answered affirmatively noting it is state law that all traffic stops are documented. He noted after discussion with the NAACP, SPD will be adding more detail to traffic stop documentation.

**LAGERS  
Employee  
Representative**

Andrew Lear will be the employer representative at the upcoming 2020 Missouri Local Government Employees Retirement System (LAGERS) Annual meeting.

As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

Councilman McGull noted he would like to be added as a sponsor to Council Bill 2020-239, as it is in his zone.

**UNFINISHED BUSINESS**

**MISCELLANEOUS**

**The following bills appeared on the agenda under Consent Agenda First Reading Bills .**

**Extension of  
Section 2 of**

Sponsor: Fisk. Council Bill 2020-244.

**General Ordinance 6595**

A general ordinance amending Section 2 of General Ordinance 6595 to allow the suspension of enforcement of the parking ratios for restaurants set forth in Section 36-455(2)(b)18 of the Zoning Ordinance to continue while restaurants are required to maintain physical distancing between patrons due to 2019 novel coronavirus.

**Extension of General Ordinance Amending the Springfield City Code, Chapter 98**

Sponsor: Lear. Council Bill 2020-245.

A general ordinance amending the Springfield City Code, Chapter 98, 'Streets, Sidewalks, and Public Places,' Article VII, 'Encroachments on City Property,' Section 98-323, 'Certain encroachments authorized by the director of public works—Procedures related thereto,' to waive application and permit fees for encroachment permits for temporary sidewalk cafés while restaurants are required to maintain physical distancing between patrons due to 2019 novel coronavirus.

**The following bill appeared on the agenda under Consent Agenda One Reading Bills .**

**Springfield Plaza CID Reappointments**

Sponsor: Schilling. Council Bill 2020-246.

A resolution approving the reappointments of Sarah Kerner and Tom Rankin to the Springfield Plaza Community Improvement District Board of Directors. (Staff and the Springfield Plaza Community Improvement District Board of Directors recommend approval.)

City Council Bill 2020-246. Resolution 10530 was approved by the following roll call vote: Ayes: Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson and McClure. Nays: None. Absent: None. Abstain: None.

**The following bill appeared on the agenda under Consent Agenda Second Reading Bills .**

**Preliminary Plat of Publisher's Corner Located at 1630 North Eldon Avenue**

Sponsor: Ferguson. Council Bill 2020-232.

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 Publisher's Corner, generally located at 1630 North Eldon 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.) (By: Heritage Bookshop, Inc.; 1710 North Eldon Avenue; Preliminary Platt of Publisher's Corner.)

City Council Bill 2020-232. Special ordinance 27404 was approved by the following roll call vote: Ayes: Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear,

McGull, Simpson and McClure. Nays: None. Absent: None. Abstain: None.

**END OF CONSENT AGENDA.**

**Motion to  
Adjourn**

Councilman Simpson moved to Adjourn. Councilman Lear seconded the motion, and it was approved by the following vote. Ayes: Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling and McClure. Nays: None. Absent: None. Abstain: None. The meeting adjourned at 9:40 p.m.

Prepared by  
Monica Paxton

Anita J. Cotter, CMC/MRCC  
City Clerk

DRAFT