

**September 24 , 2018**  
**Springfield, Missouri**

The City Council met in regular session September 24, 2018 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: Matthew Simpson, Tom Prater, Mike Schilling, Jan Fisk, Craig Hosmer, Richard Ollis and Ken McClure. Absent: Phyllis Ferguson. Vacant Seat: General C.
- Minutes** There being no additions, deletions, or corrections, the minutes of the September 10, 2018 City Council Meeting and September 18, 2018 Special City Council Meeting were approved as presented.
- Consent Agenda** The Consent Agenda was approved as presented.

**CEREMONIAL MATTERS .**

- City Manager 's Report** Mayor Ken McClure noted that in the absence of Jason Gage, City Manager and Colin Quigley, Assistant City Manager, Mary Lilly Smith, Director of Planning and Development would provide comments to City Council. Ms. Smith noted that the uniform crime reports for August 2018 and year to date 2018 are at Councilmember places. Mr. McClure noted Paul Williams, Chief of Police was available for questions.

Mayor Ken McClure noted that City Council received the resignation of City Councilmember Kristi Fulnecky, effective Thursday, September 20, 2018 and requested, unless there were any objections from City Council, the minutes of the September 24, 2018 City Council meeting would reflect the acceptance of the resignation of Kristi Fulnecky on September 20, 2018. Mr. McClure thanked Councilwoman Fulnecky for her commitment to service and wished the best to Ms. Fulnecky and her family.

Mr. McClure requested City Council's indulgence to speak on a point of personal privilege. Mayor McClure noted President Donald Trump, visited Springfield, Missouri on September 21, 2018. Mr. McClure referenced several of the nineteen agencies that aided in making the visit a success; including the Springfield Police Department, Greene County Sheriff's Department, Missouri State Highway Patrol, Springfield Fire Department, Springfield Public Works Department, Springfield-Branson National Airport, Springfield Emergency Management Department, BNSF Railroad, law enforcement from surrounding cities, counties, and communities, and Missouri State University. Mr. McClure thanked everyone, on behalf of City Council, who helped make President Trump's visit a success. Mayor McClure also thanked the City of Springfield and all those who visited our community, for President Trump's visit, for expressing their political views in a respectful manner.

Mayor McClure gave clarification that, " In spite of what may have been heard, Springfield, Missouri is not on the brink of collapse, and has not been. Nothing could be further from the truth." Mayor McClure noted Federal Policy has helped Springfield, and Springfield is grateful and blessed for the strong economy. Mayor McClure noted the largest part of Springfield's success can be attributed to what it has done for itself, siting City Council's priorities of public safety, economic vitality,

and fiscal stability and responsibility. Mayor McClure noted specific examples of the positive citizen endorsement in November 2017 by Springfield voters of the no tax increase level property tax which allowed the City to address many of its public safety initiatives. Mayor McClure also cited a successful initiative by Ozarks Technical Community College to fund the Center for Advanced Manufacturing to address job training in Springfield. He noted the importance of collaboration between public, private, and educational sectors as evidenced by the Idea Commons Project. He noted Springfield continues to address challenges such as the loss of Zenith, which was one of the cities largest employers. This challenge led to a diversification of the cities economy as manifested in Partnership Industrial Center East and Partnership Industrial Center West, which were also possible due to cooperation between public and private sectors. Mayor McClure noted the economy in Springfield is continuing to grow and aggressively addressing challenges. He expressed his opinion Springfield is a community of volunteers, who give their time and resources to improve the community. He expressed his opinion; Springfield's economy is diverse and provides a solid business environment. Mayor McClure noted Springfield is home to the Wonders of Wildlife National Museum and Aquarium, which was recently named the number one new attraction in the United States. Springfield harbors strong educational institutions as evidenced by Missouri State University recently setting a new student enrollment record. Additionally, Springfield R-12 School District is the largest in the state of Missouri with an enrollment of 25,000 students. Mayor McClure expressed his opinion that Springfield has strong public safety professionals and a vibrant network of young professionals contributing to the community. Mayor McClure noted City was honored to be visited by the President and expressed his opinion Springfield rose to the occasion. Mayor McClure noted on behalf of City Council he expressed his gratitude to the citizens of Springfield.

## **SECOND READING AND FINAL PASSAGE.**

### **The following bills appeared on the agenda under Second Reading Bills:**

**Amendment with Conditional Overlay 2700 E. Battlefield Rd. Public Hearing will continue at the October 8, 2018 City Council Meeting.**

Sponsor: Simpson. Council Bill 2018-196. Tabled at The August 27, 2018 City Council Meeting. A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 8 acres of property, generally located at 2700 East Battlefield Road, from R-SF, Single-Family Residential District, to GR, General Retail District; and establishing Conditional Overlay District No. 151. (Staff and Planning and Zoning Commission both recommend approval.) (By: Briarcliffe Investments, LLC and John Gentry; 2700 East Battlefield Road; Z-15-2018 w/COD #151.)

Councilman Simpson provided an overview of the background for the proposed amendment to Exhibit A of Council Bill 2018-196. Mr. Simpson noted over the past month, two things have been accomplished; first learning what development on the proposed land would be, if approved. Mr. Simpson noted that development would include medical offices by a developer who chose the proposed location because of the proximity to parks and a park like atmosphere, and who wanted to incorporate the current surroundings of the proposed. Mr. Simpson noted the second was a meeting with nearby neighborhood representatives to discuss concerns pertaining to the proposed between the development team and the team of property owners. Mr. Simpson noted there were still outstanding concerns in the Conditional Overlay District 151 that had not yet been addressed regarding three components: heightened apartments, big box retail stores over 14,000 square feet, and convenience stores

that are open 24/7. Mr. Simpson noted the proposed amendment added those three components to the list of restrictions for development on the proposed site. Additionally, the maximum residential use was limited to no more than (12) dwellings per acre. Mr. Simpson expressed his opinion City Council should determine if growth is appropriate and if so, ensure it occurs in a way that best fits the surrounding neighborhoods. Mr. Simpson expressed appreciation for all the citizens from the Galloway Village area who had provided feedback to assist in establishing the proposed amendment. Mr. Simpson expressed his opinion the feedback will ensure a development that is good for the City of Springfield and is consistent with the existing character of the neighborhood.

Mr. Simpson moved to amend Council Bill 2018-196 by removing Exhibit A and replacing it with an Amended Exhibit A. Councilman Prater seconded the motion and it was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C.

An opportunity was given for citizens to express their views.

Dayna Aust spoke to the amendment. Ms. Aust expressed her opinion that the proposed development area is unique, and Councilman Simpson has worked to maintain the areas uniqueness. Ms. Aust asked for clarification if City Council has considered an environmental study for the proposed. Ms. Aust expressed her opinion an environmental study on the proposed would aid in determining what effect development would have. Ms. Aust expressed her opinion the proposed has been characterized as a park-like atmosphere and expressed her concern that too much development will have a negative impact on that atmosphere.

Ron Boles spoke to the amendment. Mr. Boles expressed his opinion Councilman Simpson has worked hard to formulate communication between the developers of the proposed and the surrounding home owners. Mr. Boles asked for clarification on the location of entrances and exits for the proposed development and what effect these locations would have on traffic on Lone Pine Avenue and Battlefield Road. Mr. Boles noted there are several residents who live within 500 feet of the proposed development. Mr. Boles noted an email he received from Jeffrey H. Butler, Proposed Developer, noted the need for traffic study requirements to decide current and future traffic conditions and the impact proposed development could have on those conditions. The results of the study would help determine what improvements would be needed because of the proposed development. Mr. Boles stated the email noted the proposed developer could not fix problems in the Galloway area caused by any inaction of the City. Mr. Boles expressed his opinion that he agreed with the Mr. Butler' email and is concerned about the effect on traffic the proposed development would have. Mr. Boles expressed concern for increased flooding issues due to the proposed development being on a downhill slope, noting the removal of trees could worsen the current flooding issue.

Pat Scott spoke to the amendment. Ms. Scott stated she owns three acres facing Lone Pine Avenue near the proposed and has no interest in developing her land. Ms. Scott expressed concern the City is not considering the effect the proposed development would have on the value of homes in the 15-acre area adjacent to the proposed. Ms. Scott expressed her opinion traffic flow on Mimosa Street. Ms. Scott asked for clarification on the proposed Conditional Overlay District 151. Councilman

Simpson provided clarification the three restrictions it imposes on proposed 8-acre site. Ms. Scott asked for clarification on the definition of an Administrative Subdivision. Councilman Simpson stated the definition of an Administrative Subdivision would be a question for City Staff, and the remaining property referenced by Ms. Scott is not zoned retail, but it is zoned residential.

Duane Johnson spoke to the amendment. Mr. Johnson stated that he has lived in Galloway for over 35 years and commended City Council for their service to Springfield. Mr. Johnson expressed concern the City has a history of a developer having a successful development because of financial status superior to surrounding neighbors opposed to development and is concerned this specific zoning issue eludes to this. Mr. Johnson expressed his opinion the Conditional Overlay District 151 may not have enough impact on the proposed developer. Mr. Johnson expressed concern the hillside of the proposed would be demolished if the City allows the wrong developer access to the proposed. Mr. Johnson expressed his opinion the neighbors near the proposed development are not being listened to and they want development, but only like what is currently found near the proposed.

Geoff Butler spoke to the amendment. Mr. Butler stated Councilman Simpson organized a two and one-half hour meeting with himself, constituents from Galloway, the buyer of the proposed, and a team of architects to discuss the proposed development. Mr. Butler noted one of the Galloway constituents prepared a written document listing all the concerns the group wanted to be addressed. Mr. Butler noted his client, the Carson Family, seller of the proposed and the buyer, were amenable to issues expressed and agreed to the three issues addressed by the proposed amendment. Additionally, there were several issues listed in the document already currently addressed in various City Ordinances, including stormwater and traffic study requirements. Mr. Butler expressed his opinion that the combination of the agreements made, and the issues laid out in Conditional Overlay District 151 would make for a good development at the proposed site. Mr. Butler expressed his opinion that the buyer developing a medical office facility on the proposed is appropriate for the area. Mr. Butler noted the development would not include a strip center and expressed his opinion 8 acres on a hill side would be hard to develop compared to 8 acres of flat land. Mr. Butler expressed his opinion the proposed development is a great opportunity for the Community to attain something nice in the proposed area. Mr. Butler stated the buyer liked the property because he wanted it to be park like with a lot of trees and was willing to pay the price for the proposed site. Councilman Simpson noted the meeting held was longer than two and one-half hours and expressed appreciation to every who attended the meeting as well as this City Council meeting, to provide constructive feedback as it relates to the proposed.

Councilman Hosmer asked for clarification on the number of residential units the buyer had planned for the proposed site.

Mr. Butler stated the buyer has no residential units planned and the mention of residential units was put in the Conditional Overlay due to a chance the buyer could still back out of the proposed deal. Mr. Butler stated if the buyer were to back out due to a feasibility issue or City Ordinance issue, the Carson family would need to find another buyer. Mr. Butler stated a cap was put in place on the proposed to restrict residential units to low density, multi-family, above a business unit. Mr. Butler stated with the cap in place, the maximum number of residential units on the 8-acre proposed site would be 96 units.

Councilman Hosmer asked for clarification on the access points to the proposed development.

Mr. Butler stated there are two entrances to the proposed, one on Battlefield Road, and the other on Lone Pine Avenue, opposite of Half a Hill shopping center entrance.

Councilman Hosmer expressed his opinion the City should have different zoning requirements for different areas. Mr. Hosmer expressed his opinion Galloway is a special place in the City and should look different from other areas.

Councilman Hosmer expressed his concern with the current zoning regulations, the unique features of Galloway could be lost.

**City Utilities 2019  
Operating Budget .**

Mr. Butler expressed his opinion by failing to develop a comprehensive plan could have a negative impact on Galloway because most of the area surrounding the proposed has already been developed.

Mayor Ken McClure reminded City Council and Mr. Butler that comments must be kept to the proposed amendment.

Mr. Butler stated he had no more comments on the amendment.

With no further appearances, the public hearing on the amendment was continued to the October 8, 2018 City Council Meeting.

Sponsor: Ollis. Council Bill 2018-220. A special ordinance approving City Utilities' Fiscal Year 2019 Annual Operating Budget for its Fiscal Year ending September 30, 2019.

**Annexing 3200  
South West  
Bypass .**

Mayor McClure expressed his opinion issues raised by citizens providing testimony regarding City Utilities have been addressed. Mayor McClure expressed his opinion questions regarding the quality of water supply have been answered by field experts and the water quality is safe. He stated the Board of Public Utilities, a volunteer board, sets policy for City Utilities and in his opinion provides the most affordable, safe, clean, and reliable gas, water, electric, telecommunication, and transit services to the community. Mayor McClure expressed his opinion City Utilities is unique and many citizens of Springfield are impressed by receiving all utility services from one provider. Mayor McClure noted City Utilities operates the City transit system at a loss each year and expressed gratitude. He noted City Utilities is a strong partner with the City in economic development efforts. Mayor McClure expressed his opinion, City Utilities has had strong executive leadership over the last 35 years and is the envy of many communities. He noted City Utilities renewable portfolio standard is the best in the state of Missouri, approaching 40 percent by the end of 2019 and expressed his opinion no Utility of any size in the state of Missouri can match City Utilities portfolio. Mayor McClure expressed his opinion the 2019 operating budget is a responsible one at 24 million less than the 2018 operating budget and stated he would vote in favor of the proposed budget.

**Rezoning 3200**

Council Bill 2018-220. Special Ordinance 27108 was approved by the following vote:  
Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None.  
Absent: Ferguson. Vacant Seat: General C

**Block of South West Bypass**

Sponsor: Schilling. Council Bill 2018-221. A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately nine acres of property into the City of Springfield, Missouri, generally located at 3200 South West Bypass; referenced as Annexation A-2-18; and amending the Springfield City Code, Chapter 46, Section 46-1, 'Boundaries of wards, precincts and council zones,' by adding this property to the ward and precinct assigned them by the County Clerk. (By: Donald Williams; 3200 block S. West Bypass (west side); Annexation A-2-18.)

Council Bill 2018-221. General Ordinance 6469 was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C

**Rezoning 513 West Cherokee Street**

Sponsor: Schilling. Council Bill 2018-222. A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately nine acres of property, generally located at the 3200 Block of South West Bypass, from County R-1, Suburban Residence District, and County M-1, Light Manufacturing District, to HC, Highway Commercial District; and establishing Conditional Overlay District No. 154. (Staff and Planning and Zoning Commission both recommend approval.) (By: Donald Williams; 3200 block S. West Bypass (west side); Z-19-2018 w/Conditional Overlay District No. 154.)

Council Bill 2018-222. General Ordinance 6470 was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C

**Conditional Use Permit at 424 East Norton Road**

Sponsor: Schilling. Council Bill 2018-223. A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.36 acres of property, generally located at 513 West Cherokee Street, from a R-HD, High Density Multi-Family Residential District to a GR, General Retail District. (Staff and Planning and Zoning Commission recommend approval.) (By: Bass Pro Shops, LLC; 513 West Cherokee Street; Z-16-2018.)

**Morphotrak Rapid ID**

Council Bill 2018-223. General Ordinance 6471 was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C

**Gelven Withers Stormwater**

Sponsor: Ferguson. Council Bill 2018-224. A special ordinance authorizing the issuance of Conditional Use Permit No. 436 to allow a transitional service shelter in a R-MD, Medium-Density Multifamily Residential District, generally located at 424 East Norton Road. (Staff and Planning and Zoning Commission both recommend approval.)

Council Bill 2018-224. Special Ordinance 27109 was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C

Sponsor: Ollis. Council Bill 2018-225. A special ordinance authorizing the City Manager, or his designee, to accept a donation of 80 Morphotrak Rapid ID field units, valued at \$106,000.00, from the Missouri Police Chiefs Charitable Foundation.

**United States**

Council Bill 2018-225. Special Ordinance 27110 was approved by the following vote:

**Department of  
Justice Local Drug  
Enforcement  
Administration  
Task Force**

Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None.  
Absent: Ferguson. Vacant Seat: General C

Sponsor: Prater. Council Bill 2018-226. A special ordinance approving the plans and specifications for Gelven Withers Stormwater Improvements, generally referred to as Plan No. 2016PW0058WTE; accepting the bid of D & E Plumbing and Heating, Inc., in the amount of \$749,956.50, for the project; and authorizing the City Manager to enter into a contract with such bidder.

Council Bill 2018-226. Special Ordinance 27111 was approved by the following vote:  
Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None.  
Absent: Ferguson. Vacant Seat: General C

Sponsor: McClure. Council Bill 2018-229. A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the United States Department of Justice to form and participate in a local Drug Enforcement Administration task force; and amending the budget for the Springfield Police Department for Fiscal Year 2018-2019 in the amount of \$18,343.75.

Council Bill 2018-229. Special Ordinance 27112 was approved by the following vote:  
Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None.  
Absent: Ferguson. Vacant Seat: General C.

**RESOLUTIONS.**

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

**Best of Luck Beer  
Hall 313 B South  
Jefferson Avenue**

Sponsor: Ferguson. Council Bill 2018-230. A resolution granting a new liquor license to sell liquor by the drink at retail, including Sunday sales, to Good Spirits Euro Beer Bar, LLC, d/b/a Best of Luck Beer Hall for their location at 313 B South Jefferson Avenue, Springfield, Missouri, such license to include a patio measuring 12 feet by 25 feet located on the south side of the building.

Lori Stubbeman, Licensing Supervisor, provided a brief overview of the proposed. Ms. Stubbeman noted the proposed grants a new liquor license to sell liquor by the drink at retail and includes Sunday sales.

An opportunity was given for citizens to express their views. With no appearances the discussion was closed.

Council Bill 2018-230. Resolution 10399 was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C

**IDEA Commons  
project with  
Missouri State  
University and The  
Vecino Group**

Sponsor: Prater. Council Bill 018-231. A resolution determining the official intent of the City of Springfield, Missouri to provide certain public improvements and incentives related to the IDEA Commons project being developed by Missouri State University and The Vecino Group, including stormwater and streetscape improvements, tax increment financing, and the issuance of industrial development revenue bonds. (Staff recommends approval.)

Mary Lilly Smith, Director of Planning and Development presented an overview of the

proposed. Ms. Smith noted work has been occurring for about 18 months on this project, and it includes the 30,000 square foot Jordan Valley Innovation Center (JVIC) expansion, a 400-space parking deck, 100,000 square feet of office space, a courtyard, and stormwater and streetscape improvements. Ms. Smith noted the ownership structure of the JVIC expansion for years one thru seven would include ownership by The Vecino Group master leased to Missouri State University, with Missouri State University given the option to purchase the proposed after seven years. Ms. Smith noted the parking deck and courtyard would be owned by the University, and the office space would be owned by The Vecino Group. Ms. Smith noted project costs would total 54.9 million dollars. Ms. Smith noted the City's responsibility for Public Improvements would include a stormwater box and **streetscape improvements from ¼-cent capital improvements sales tax reinvestment funds**. Ms. Smith noted the approval of incentives would be tax increment financing (TIF) and Chapter 100 Industrial Development Bonds. Ms. Smith noted local incentives for tax increment financing would be State TIF capturing ½ **state** withholding taxes, and **Local TIF capturing ½ incremental increase in economic activity taxes**, as well as property taxes exempted by Chapter 100 financing. Ms. Smith noted Chapter 100 Industrial Development Bonds would make the proposed office building tax exempt, the Transportation Development District captures foregone real property taxes, and the bonds would exempt sales tax on construction materials for the proposed office building.

Ms. Smith noted the JVIC Expansion would total 15 million dollars, of which \$7,462,500 would be developer financing, \$4,537,500 would be new market tax credits, and three million dollars would be Missouri State University's contribution. Ms. Smith noted the developer's financing would be retired by JVIC tenant leases and affiliate business fees, and Missouri State's contribution would be reimbursed by State and Local TIF.

Ms. Smith noted the parking deck project total would be 11.8 million dollars, of which six million would come from donations and MDFB tax credits, and 5.8 million dollars from MDFB loans. Ms. Smith noted MDFB awarded 3 million dollars in tax credits to incentivize 6 million dollars in donations. Ms. Smith noted Missouri State University is planning to raise 3 million dollars in donations and contributing the remainder from the MSU Foundation. Ms. Smith noted the MDFB loan would be repaid through TDD special assessment on the privately-owned office building.

Ms. Smith noted the project total for the office building would be 100 percent private financing of 25.3 million dollars and that Chapter 100 sales tax exemption on materials would provide funding for professional fees associated with incentives and a small incentive to the developer.

Ms. Smith noted the status and next steps of the project. Ms. Smith listed August 30, 2018 as when MDFB authorized issuance of 3 million dollars tax credits for contributions and granted preliminary approval of a 6.1-million-dollar loan. Ms. Smith noted the project design is underway and the next steps include a Resolution of Intent for public improvements and incentives, which addresses the MDFB milestone that the City must adopt Chapter 100 Resolution of intent no later than December 1, 2018 and begin incentives plan preparation.

Councilman Schilling asked for clarification on the frequency of use by the existing railway in the proposed area and asked for clarification of the impact on the project.

Ms. Smith stated there are businesses that utilize the railway, so the project would need to co-exist with the railway.

Councilman Ollis asked for clarification on the timeline of the project.

Ms. Smith noted the potential for breaking ground in late Summer or early Fall of 2019 and deferred to the developer for further timeline questions. Ms. Smith noted the developer also must get approval for the new market tax credits.

Clif Smart, President of Missouri State University spoke in favor of the proposed. Mr. Smart noted the University's past collaborations with the City, City Utilities, developers, and the expansion of housing and businesses near the proposed area has aided, in what he expressed as his opinion is the thriving downtown area that currently exists. Mr. Smart stated the five-year performance goals of the JVIC and eFactory are well over 100%. Mr. Smart noted the University is committed to putting at least \$9M towards the IDEA Commons project, as well as leasing the building for seven years, after which the University would ultimately purchase JVIC. Mr. Smart noted his recent visit to Chattanooga, Tennessee with the Springfield Area Chamber of Commerce, where he viewed a thriving downtown district due to, in his opinion, the City of Chattanooga investing in entrepreneurship and innovation. Mr. Smart expressed his excitement about the project and his belief it will launch new business and economic development, bring significant jobs to the area, attract, and retain talent, create green space, and be a catalyst for the ideal downtown the Springfield community envisions.

An opportunity was given to citizens to express their views.

Matt Burton, the Vecino Group spoke in favor of the proposed. Mr. Burton noted The Vecino Group is proud to be in attendance and working with the City, The Springfield Area Chamber of Commerce, the Downtown Springfield Association, and Missouri State University. Mr. Burton noted The Vecino Group is growing, with 30 projects in 11 states and takes a fully integrated approach to development. Mr. Burton noted The Vecino Group maintains the City of Springfield, Missouri as its home and provided an overview of their history. Mr. Burton stated to date, The Vecino Group has developed upwards of 18 buildings in downtown Springfield. Mr. Burton stated truly transformative development projects go beyond what any one company can achieve on its own and require multiple constituents working towards a common goal to be successful. Mr. Burton stated that for a development to be truly transformative, as much as it is designed to address an immediate need and have impact, its legacy must transcend the immediate and be measurable by what it ushers in, as well as what it achieves for itself. Mr. Burton expressed his opinion that this project could raise the bar and usher in a new wave of development promoting growth and jobs.

Councilman Ollis asked for clarification on the timeline of the proposed project.

Mr. Burton stated because there are multiple properties involved it is anticipated to take 16-24 months.

Jim Meadows spoke in support of the proposed. Mr. Meadows stated he is a partner in a local law firm and has been involved in legal practice primarily in downtown Springfield, Missouri since 2001. Mr. Meadows expressed his opinion that this type of project is necessary for the City. Mr. Meadows expressed his opinion that this

development would be transformative, bring in higher paying jobs, and help to build on the already strong downtown business district. Mr. Meadows expressed appreciation for Missouri State University and the City working together on these types of projects.

Rusty Worley, Executive Director of the Downtown Springfield Association, spoke in support of the proposed. Mr. Worley expressed his opinion Missouri State University has record enrollment because of the leadership and vision provided by President Clif Smart and University staff. Mr. Worley stated housing has led the resurgence in downtown development over the last 15 years, with 800 lofts and 2,500 student beds being completed. Mr. Worley stated there has been an even more recent resurgence of office space downtown and noted the Heer's Building which houses the offices of IntrinsicQ, and BKD. Mr. Worley stated there are more businesses wanting to locate downtown than there is office space available for accommodating them. Mr. Worley stated the proposed project would help address the need for more inventory of modern office spaces with the amenities these businesses are requiring. Mr. Worley noted the parking deck is an essential aspect of the plan. Mr. Worley stated the proposed infrastructure investments are consistent with the investments over the last 20 years to improve connectivity and walkability. Mr. Worley expressed his opinion this type of project would help Springfield specifically downtown, to remain a competitive environment for young professionals and good paying jobs. Mr. Worley expressed appreciation for City Council.

Matt Morrow, President of Springfield Area Chamber of Commerce spoke in support of the proposed. Mr. Morrow noted the Chamber would fill the role of project lead with other partners in the community on managing economic development projects that have potential to expand in or to Springfield with companies that are currently here and expanding, as well as companies not yet here and trying to relocate here. Mr. Morrow stated prospectus companies inside and outside the City of Springfield are seeking and in need of the type of office space the proposed project would provide, and it would give the City a larger inventory of space it doesn't have. Mr. Morrow expressed his opinion that 107, 000 square feet of office space will fill quickly, and demonstrate to market the entirety of the development community. Mr. Morrow expressed his opinion that once this occurs, the surrounding areas become a more attractive investment. Mr. Morrow noted prospects want high quality, modern office space near unique venues and restaurants. Mr. Morrow expressed his opinion of a broader vision for developing Downtown, potentially leading to other Public-Private Partnerships and opportunities created by, and becoming more possible, in the context of the proposed development. Mr. Morrow stated he is proud to be involved in the proposed project and expressed his opinion that it is vital for re-development of downtown Springfield, and for the long-term vision of Jordan Valley Park. With no further appearances, the public hearing was closed.

Councilwoman Fisk stated she had researched the frequency of trains near the proposed project site via contact with Fisk shuttlebus drivers. Councilwoman Fisk notified Councilman Schilling that the drivers see trains twice per day, once in the morning and once in the afternoon.

Councilman Simpson expressed his opinion that he supports the proposed project  
Councilman Ollis expressed his support of the proposed.

Councilman Prater expressed gratitude for everyone working on the proposed project

and expressed his support of the project.

Mayor Ken McClure, read a statement from Councilwoman Ferguson stated; “As the City looks towards the next steps of innovation, technology, smart growth, and development, the expansion of JVIC is a catalyst and cornerstone that will put Springfield, Missouri in a competitive position on a regional and national level for the business and talent necessary to keep the City vital and viable. Both private and public polls at local and state levels are strong evidence of the broad level of approval and support for this project.” Mr. McClure stated although Councilwoman Ferguson was not present to vote, she encouraged her colleagues on City Council to vote for the proposed.

Mayor McClure stated he will be supporting the IDEA Commons project.

Council Bill 2018-231. Resolution 10400 was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C

### **EMERGENCY BILLS.**

#### **The following bills appeared on the agenda under Emergency Bills**

#### **Implementation of a Family Justice Center**

Sponsor: Fisk. Council Bill 2018-232. A special ordinance authorizing the City Manager, or his designee, to enter into an inter-governmental agreement with Greene County, Harmony House, The Victim Center, and Legal Services of Southern Missouri for the purpose of implementing a Family Justice Center and declaring an emergency pursuant to City Charter 2.12.

Paul Williams, Police Chief, provided a brief overview of the proposed. Chief Williams noted the last step in this process is an intergovernmental agreement with the City of Springfield. Chief Williams stated the Family Justice Center will be a one stop shop for victims once the proposed is signed.

Councilman Ollis asked for clarification on why the Bill is an emergency.

Chief Williams stated the grand opening is on October 1, 2018 and all other entities must sign the agreement which is needed for certification and accreditation, before officially opening.

Mayor McClure stated he is in support of the proposed and stressed the importance of opening on schedule.

An opportunity was given for citizens to express their views. With no appearances the discussion was closed.

Councilman Simpson stated he will support the proposed.  
Council Bill 2018-232. Special Ordinance 27113 was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C

### **PUBLIC IMPROVEMENTS.**

**GRANTS.**

**AMENDED BILLS.**

**PUBLIC HEARING.**

**FIRST READING BILLS.**

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

**City's Sanitary  
Landfill Contract of  
Obligation**

Sponsor: Hosmer. Council Bill 2018-233. A special ordinance authorizing the City Manager, or his designee, to enter into a Contract of Obligation with the Missouri Department of Natural Resources whereby the City agrees to financially secure the future closure and post-closure care of all currently active and previously completed portions of the City's Sanitary Landfill.

Errin Kemper, Director of Environmental Services provided a brief overview of the proposed. He noted the proposed addresses financial responsibility for future closure and post-closure care of all currently active and previously completed portions of the City's Sanitary Landfill.

An opportunity was given for citizens to express their views. With no appearances the discussion was closed.

**Intergovernmental  
Agreement with  
United States  
Department of  
Justice**

Sponsor: McClure. Council Bill 2018-234. A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the United States Department of Justice to form and participate in a local Drug Enforcement Administration task force; and amending the budget for the Springfield Police Department for Fiscal Year 2018-2019 in the amount of \$18,343.75.

Anita Cotter, City Clerk noted sponsorship of this Bill was amended to reflect Mayor McClure based on the resignation of Former Councilwoman Fulnecky.

Brendan Griesemer, Assistant Director of Planning and Development provided a brief overview of the proposed. Mr. Griesemer noted the Terms and Conditions of the Down Payment Assistance Program are to be: income qualified, a first-time home buyer, primary residence, forgivable loan, no interest, no payments, maximum loan amount of \$5, 000, 50 percent of required down payment, closing costs, homebuyer education required.

**Salary Ordinance  
for job titles within  
Building  
Development  
Services**

An opportunity was given for citizens to express their views. With no appearances the discussion was closed.

Sponsor: Fisk. Council Bill 2018-235. A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the Salary Ordinance, relating to the salary rate and pay grade for job titles primarily within Building Development Services, as contained in the Professional, Administrative and Technical Salary Schedule, by adding three new job titles, and by deleting one job title.

Harlan Hill, Director of Building Development Services provided a brief overview of

the proposed. Mr. Hill noted the proposed adds three new job titles and deletes one job title.

Councilman Schilling asked for clarification on how this would affect the speed of the inspection process.

Mr. Hill stated he is attempting to restructure the department and bring staffing back up to pre-recession levels, to include a code administrator position that was in place prior to the recession. Mr. Hill noted the restructuring will affect the supervision of land use inspectors with the addition of duties to one of the positions to aid in the supervision of those inspectors. Mr. Hill stated he is re-establishing a hierarchy of supervision within the department.

Councilman Schilling asked for clarification on fees associated with the new job titles.

Mr. Hill stated permitting fees are established to assist in off-setting the cost of the proposed salaries.

Councilman Schilling asked for clarification on if there would be any amendments to the budget due to the proposed job titles.

Mr. Hill stated he is currently in conversations with Jason Gage, City Manager regarding budgetary needs for the department.

Councilman Ollis asked for clarification on the level of pre-recession department staffing.

Mr. Hill stated his goal is to have the department staffed at the same level as it was pre-recession.

Councilman Ollis asked for clarification if the positions of said inspectors are already included in Mr. Hill's goal for staffing levels.

Mr. Hill stated the inspectors would be in addition to the pre-recession staffing levels.

Councilman Ollis asked for clarification if the department is currently at pre-recession staffing levels.

Mr. Hill stated he has five inspectors on staff and understands this is the same number of inspectors on staff prior to the recession.

An opportunity was given for citizens to express their views. With no appearances the discussion was closed.

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

### **NEW BUSINESS.**

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.

**UNFINISHED BUSINESS.**

**MISCELLANEOUS.**

**CONSENT AGENDA FIRST READING BILLS.**

**Wolf Residential, LLC, 328 South Avenue.**

Sponsor: Schilling. Council Bill 2018-236. A special ordinance authorizing the City Manager, or his designee, to enter into an Encroachment License Agreement with Wolf Residential, LLC, to construct and maintain balconies that will extend over the public right of way at 328 South Avenue.

**1522 North Irving Avenue**

Sponsor: Ferguson. Council Bill 2018-237. A special ordinance approving the transfer of real property generally located at 1522 North Irving Avenue to Springfield Community Land Trust at no cost; and authorizing the issuance of a deed for the same.

**1211 North Fulbright Avenue**

Sponsor: Simpson. Council Bill 2018-238. A special ordinance approving the transfer of real property generally located at 1211 North Fulbright Avenue to the Affordable Housing Action Board at no cost; and authorizing the issuance of a deed for the same.

**CONSENT AGENDA ONE READING BILLS.**

**CONSENT AGENDA SECOND READING BILLS.**

**2230 North East Avenue, Reed Enterprises, LLC.**

Sponsor: Prater. Council Bill 2018-227. A special ordinance repealing Special Ordinance 27036; enacting a new ordinance, in lieu thereof, to approve the sale of real property generally located at 2230 North East Avenue to Reed Enterprises, LLC, for \$5,000.00; authorizing the issuance of a deed for same; and approving a budget adjustment to amend the Fiscal Year 2018-2019 budget.

Council Bill 2018-227. Special Ordinance 27114 was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C

**Greek Belly, LLC, 320 East Walnut Street**

Sponsor: Schilling. Council Bill 2018-228. A special ordinance authorizing the City Manager, or his designee, to enter into an Encroachment License Agreement with Greek Belly, LLC, and Sister Properties, LLC, to construct and maintain a sign that will extend over the public right of way at 320 East Walnut Street.

Council Bill 2018-228. Special Ordinance 27115 was approved by the following vote: Ayes: Simpson, Prater, Schilling, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: Ferguson. Vacant Seat: General C

**END OF CONSENT AGENDA.**

**ADJOURN.**

There being no further business, the meeting adjourned at approximately 8:13 p.m.

Prepared by  
Melissa Carman

Anita J. Cotter, CMC/MRCC  
City Clerk

DRAFT