



Matt Russell, Mayor/Ward III
Brandon Self, Ward I
Garry Wilson, Ward II
Christopher Updike, Ward III
Jennifer Mitchell, Ward IV

Eric Franklin, Ward I
Gerry Pool, Ward II
Jim Deichman, Ward IV

AGENDA
City Council Meeting
Community Center 711 E. Miller Rd.
August 18, 2020 at 6:30 PM

Call Meeting to Order

Opening Prayer

Pledge of Allegiance to the United States Flag

Mayor's Announcements, Appointments, and Vote

1. Election of Mayor Pro Tem

Citizen Participation

Consent Agenda

- [1.](#) Approve City Council Regular Session Minutes of July 21, 2020
- [2.](#) 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.
- [3.](#) Approve Vendor List.

Board, Commission, and Committee Schedule

Old Business and Tabled Items

- [4.](#) 20-27 An Ordinance of the City Council of the City of Republic, Missouri, to Establish a Procedure for Disclosing Potential Conflicts of Interest and Substantial Interests for Certain Officials.
- [5.](#) 20-28 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 5.0 Acres of Land Located at 688 South Kansas Avenue and Adjacent Right-of-Way.

New Business (First Reading of Ordinances)

- [6.](#) 20-29 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Zoning Code and Official Map by Changing the Classification of Approximately 0.91 Acres, Located at 317 South Main Street, from Local Commercial (C-1) to General Commercial (C-2).
- [7.](#) 20-30 An Ordinance of the City Council of the City of Republic, Missouri, Vacating Right-Of-Way at 1700 South Empire Avenue.
- [8.](#) 20-31 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Portion of West Carnahan Street.
- [9.](#) 20-32 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into an Infrastructure Development Agreement with Shuyler Ridge, LLC, for Infrastructure for Phase 3 of the Lakes at Shuyler Ridge Residential Subdivision.
- [10.](#) 20-33 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Monte Cristo Phase Nine Subdivision.
- [11.](#) 20-34 An Ordinance of the City Council of the City of Republic, Missouri, Setting the 2020 Property Tax Levies for the City of Republic, Missouri.

[12.20-35](#) An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title III, "Traffic Code," Chapter 380, "Vehicle Equipment," Article II, "Other Equipment, by repealing Section 380.190, "Headgear Required – Motorcycles or Motortricycles."

[13.20-36](#) An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into a Development Agreement with Rankin Development, LLC and Drury University for Public Improvements to the Garton Business Park.

Other Business (Resolutions)

[14.20-R-25](#) A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Oakwood Heights 1st Addition, A Residential Subdivision Consisting of Approximately 4.30 Acres Located in the 2000 Block of East Hines Street.

[15.20-R-26](#) A Resolution of the City Council of the City of Republic, Missouri, Authorizing the Purchase of One Police Vehicle.

Reports from Staff

Executive Session: *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

1. RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record.
2. RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record.
3. RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record.

Adjournment

Individuals addressing the Council are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3140 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



MINUTES

City Council Meeting Republic Community Center, 711 E. Miller July 21, 2020 at 6:30 PM

- Jeff Ussery, Mayor**
- Brandon Self, Ward I
- Garry Wilson, Ward II
- Christopher Updike, Ward III
- Jennifer Mitchell, Ward IV
- Eric Franklin, Ward I
- Gerry Pool, Ward II
- Matt Russell, Ward III
- Jim Deichman, Ward IV

Call Meeting to Order

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Jeff Ussery at 6:31 p.m. at the Republic Community Center. Council Members in attendance were: Eric Franklin, Jim Deichman, Garry Wilson, Brandon Self, Christopher Updike, Matt Russell, Jennifer Mitchell, and Gerry Pool. Others in attendance were: City Administrator David Cameron, Assistant City Administrator Jared Keeling, Police Chief Brian Sells, City Attorney Scott Ison, Assistant Public Works Director Garrett Brickner, Public Information Officer Mike Landis, IT Director Josh Jones, Principal Planner Karen Haynes, Public Works Director Andrew Nelson, Fire Chief Duane Compton, and City Clerk Laura Burbridge.

Opening Prayer

Opening prayer was led by City Administrator David Cameron.

Pledge of Allegiance to the United States Flag

The Pledge of Allegiance was led by Mayor Jeff Ussery.

Citizen Participation

Mayor Ussery opened Citizen Participation at 6:32 p.m. No one came forward so Mayor Ussery closed Citizen Participation at 6:32 p.m.

Consent Agenda

Motion was made by Council Member Pool and seconded by Council Member Deichman to approve the consent agenda. The vote was 8 Aye-Deichman, Russell, Pool, Franklin, Self, Wilson, Updike and Mitchell. 0 Nay. Motion Carried.

1. Approve June 16, 2020 City Council Minutes.
2. 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.
3. Approve Utility Billing Adjustments.
4. Approve Vendor List.

Board, Commission, and Committee Schedule

Board of Adjustment Meeting	August 6, 2020
Planning and Zoning Commission	August 10, 2020
City Council Meeting	August 18, 2020
City Council Meeting	August 25, 2020

Old Business and Tabled Items

5. **20-25 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 0.47 Acres, Located at 127 East Mill, from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).**



Motion was made by Council Member Russell and seconded by Council Member Pool to have the second reading of Bill 20-25 by title only. The vote was 8 Aye-Franklin, Pool, Russell, Deichman, Mitchell, Updike, Wilson, and Self. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. A roll call vote was taken. The vote was 7 Aye-Russell, Updike, Franklin, Pool, Mitchell, Deichman, and Wilson. 0 Nay. 1 Abstention-Self. Motion Carried.

6. **20-26 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 0.47 Acres, Located at 616 North Phelps Avenue, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).**

Motion was made by Council Member Pool and seconded by Council Member Franklin to have the second reading of Bill 20-26 by title only. The vote was 8 Aye-Franklin, Pool, Russell, Deichman, Mitchell, Updike, Wilson, and Self. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Russell motioned for the passage of Bill 20-26. Council Member Pool seconded. A roll call vote was taken. The vote was 8 Aye-Mitchell, Self, Deichman, Wilson, Franklin, Pool, Updike, and Russell. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

7. **20-27 An Ordinance of the City Council of the City of Republic, Missouri, to Establish a Procedure for Disclosing Potential Conflicts of Interest and Substantial Interests for Certain Officials.**

Council Member Franklin motioned for the first reading of Bill 20-27 by title only. Council Member Pool seconded. The vote was 8 Aye-Self, Franklin, Pool, Wilson, Deichman, Russell, Mitchell, and Updike. 0 Nay. Motion Carried. Scott Ison provided an overview of the bill. Mayor Ussery reminded Council that this was a first read and to get with Mr. Ison with any questions prior to the next meeting.

8. **20-28 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 5.0 Acres of Land Located at 688 South Kansas Avenue and Adjacent Right-of-Way.**

Council Member Wilson motioned for the first reading of Bill 20-28 by title only. Council Member Franklin seconded. The vote was 8 Aye-Self, Franklin, Pool, Wilson, Deichman, Russell, Mitchell, and Updike. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. The applicant, Todd Wright, was available to answer questions. Mayor Ussery reminded Council that this was a first read and to get with Ms. Haynes with any questions prior to the next meeting.

Other Business (Resolutions)

9. **20-R-24 A Resolution of the City Council of the City of Republic, Missouri, Awarding the Bid for the Parking Lot and Driveway Paving at the Republic Animal Control Facility.**

Motion was made by Council Member Deichman and seconded by Council Member Pool to approve Resolution 20-R-24. Garrett Brickner provided an overview of the Resolution. The vote was 8 Aye-Self, Franklin, Pool, Wilson, Deichman, Russell, Updike, and Mitchell. 0 Nay. Motion Carried.

10. 20-R-25 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter Into an Agreement with Missouri State University for Services Related to the Comprehensive Plan.

Motion was made by Council Member Wilson and seconded by Council Member Deichman to approve Resolution 20-R-25. Karen Haynes provided an overview of the Resolution. The vote was 8 Aye-Self, Franklin, Pool, Wilson, Deichman, Russell, Updike, and Mitchell. 0 Nay. Motion Carried.

11. 20-R-26 A Resolution of the City Council of the City of Republic, Missouri, Authorizing Task Order No. 9 with Burns & McDonnell to Develop and Evaluate the Current Rate Structure, Revenues, and Expenses of the Wastewater Fund to Provide Recommendations for Future Rates, Capital Improvements and Financial Sustainability.

Motion was made by Council Member Russell and seconded by Council Member Pool to approve Resolution 20-R-26. Andrew Nelson provided an overview of the Resolution. The vote was 8 Aye-Self, Franklin, Pool, Wilson, Deichman, Russell, Updike, and Mitchell. 0 Nay. Motion Carried.

Reports from Staff

Report from City Administrator:

City Administrator David Cameron welcomed Council Members Jennifer Mitchell and Christopher Updike to the Council. Mr. Cameron stated he looks forward to working with them as part of our team.

City Administrator David Cameron commended Mike Landis for taking care of the microphones and the work Mike and his boys did to set up for the meeting.

City Administrator David Cameron thanked the Ussery family and shared it was great to see them here to support Mayor Ussery.

City Administrator David Cameron gave the Finance Report. Mr. Cameron talked about the Sustainability and Recovery Plan previously made in anticipation of COVID related decreases in revenue. Mr. Cameron shared that sales tax receipts showed a 1% decrease in June instead of the anticipated 30% down. Sales tax numbers were up 14% for July instead of the 40% anticipated decrease. This has been about a quarter million dollar benefit to the general fund. Our fund balance relief effort ranges around three quarters of a million dollars beyond anticipated between the savings we made and the revenue being better than anticipated. Mr. Cameron shared the impact has not been nearly as bad as expected. We stopped spending, hiring, and stopped capital improvement projects as part of the plan. We are anticipating what August numbers will be and there are different theories why the numbers are as they are. Mr. Cameron shared we have been blessed with our financial outcome to date but are staying vigilant. Mr. Cameron shared he has authorized filling the financial officer vacancy as internal controls and separation of duties are fundamental to what we do. Mr. Cameron notified Council he also authorized public safety positions. In addition to filling some vacant positions, starting next payroll, we will re-institute merit increases. To replace the COLA that was in the budget, we are taking those funds as a one time wage adjustment. This is to use the funds staff saved with their spending cuts and to recognize where the resources came from to keep us financially sustainable. Mr. Cameron shared we are in a strong financial position. We have a 3.5 million dollar cash position and can't finish the year in that position without acknowledging staff. We want to be prudent with the public resources, but recognize staff for doing more work with less resources. We are well below our expenditures and above our revenue at this time. Other communities are seeing increases as well, but not all communities.

City Administrator David Cameron notified Council he anticipates calling a special meeting between now and the next scheduled meeting. Mr. Cameron shared that anytime Council Members want to take a tour of what is going on in the City developmentally, he welcomes that opportunity to show them. Mr. Cameron shared how we are working with developers and property owners to install infrastructure and get reimbursed when development is complete. These agreements can include the developer buying the material and us providing labor. With these agreements, we are under timelines, but want Council to see those details prior to acting. There are a number of things we are working on that we hope to bring to Council prior to the next meeting.

City Administrator David Cameron shared permit approval reviews used to be difficult to get for development through the city. Mr. Cameron shared the process is taking 13-14 days, which developers comment is refreshing. Mr. Cameron shared the updated residential and commercial approval process time frame went from 12-15 days down to 2.8 days. Mr. Cameron commended staff and said it says a lot when outside developments come in and call it refreshing. This improvement goes to our mission statement focusing on processes, relationships, and trust. Staff worked through COVID and thrived while continuing to deliver a high level of service and improve their work. Mr. Cameron shared all the staff in Community Development took on different roles to make things happen and that should be celebrated.

Report from Mayor:

Mayor Jeff Ussery said it is great to hear all the great steps being made in the City of Republic.

Mayor Jeff Ussery shared he is going to say goodbye as mayor and stated it has been a journey. Mayor Ussery shared he loved doing this, but his family comes first. He shared he is lucky to have a promotion at work, but that takes more of his time. Mayor Ussery stated when he ran for Mayor again in December, nobody knew a pandemic would happen and things changed dramatically. Mayor Ussery shared he has worked a lot of hours and when you add talking 10-15 times per day during COVID while juggling his work, it has been like two full time jobs. Mayor Ussery shared he had to talk to staff, other cities, the health department, and County regularly. Mayor Ussery shared the election should have been in April but was held in June and the margin is not there. He stated he must do what is right.

Mayor Jeff Ussery thanked staff for all the hard work, Council for serving with him, and the citizens for electing him. Mayor Ussery thanked Bryan Penney for being on the campaign, running his financials, and keeping him in line with the Ethics Commission. Mayor Ussery shared he is grateful for his family; Cathy, Jace, and Juliana present at the meeting. He also now has two kiddos out on their own. Mayor Ussery shared he has served in a public capacity 20 years and watched 2 kids grow up from afar and he will not do it anymore. Mayor Ussery shared we have done some great things and changed the economic course of the city. What is going on now couldn't have been dreamed of in 2015-2016 and he is glad to have been a part of it. The City has paid off seventeen million dollars of debt and that affects our kids and employees.

Mayor Jeff Ussery asked Council to continue the path they have been on. Mayor Ussery shared we have taken a stand for what is right on numerous occasions and listened to the citizens. Mayor Ussery shared we have done what is right by those people and looked out for the citizens. Mayor Ussery shared he is thankful it has been these people on Council. Mayor Ussery spoke of our inalienable rights from Declaration of Independence for life, liberty, and the pursuit of happiness. To secure these rights, the government is instituted among men deriving its power from the consent of the governed. Mayor Ussery urged Council to continue to always do that in everything you do.

Mayor Jeff Ussery shared this has been an honor and privilege.

Report from Council:

Council Member Franklin stated time flies when you are having fun. Mr. Franklin shared he met Mayor Ussery at the expo a few years ago. They had a great conversation and Mr. Franklin knew Mayor Ussery would make a great mayor and has lived up to that. Mr. Franklin quoted Ronald Regan stating the greatest leader isn't the one who does the greatest things but gets others to do great things. Mr. Franklin shared he is proud of the hard work and dedication Mayor Ussery showed to our citizens. Mr. Franklin shared Mayor Ussery is a huge part of the success for team Republic. He shared he is grateful for Mayor Ussery and his family, who allowed us to have a better city by allowing us to have such a great mayor elected to represent us. Mr. Franklin wished Mayor Ussery the best.

Council Member Pool stated she really appreciates the things we have seen happen in the last four years. Mrs. Pool shared she came to Republic when the population was 4,280 people. She shared she has no idea the population now but thinks it is over 16,000-18,000 people. Mrs. Pool shared she thanks the Lord for the growth we have seen and the cooperation we have seen from Council and Mayors. Mrs. Pool said she is thankful for Mayor Ussery and what he has done for us. She stated she is thankful we have Mr. Cameron and he will be the crutch until we get going again. Mrs. Pool shared Mayor Ussery and his family bring tears to her eyes as her husband neglected his family to serve as a pastor. Mrs. Pool shared it breaks your heart when your kids want you to stay home but you have things you have to do. She presented a card and gift card to Mayor Ussery on behalf of the Council to use with his family. Mrs. Pool shared we love Mayor Ussery and will miss him.

Council Member Russell told Mayor Ussery not to regret this for a second. Mr. Russell said Mayor Ussery is doing what is best for him and every one understands or should understand that. Mr. Russell thanked Mayor Ussery for his leadership, friendship, and reminded Mayor Ussery he still has his cell phone number and will be calling.

Council Member Deichman shared it has been a pleasure and Mayor Ussery will be missed but things will go on. Mr. Deichman shared it has been a tough month for him. Mr. Deichman shared he appreciates this Council, Mr. Cameron, and Mayor Ussery's supportive of him. Mr. Deichman told Mayor Ussery not to feel bad and that he has to take care of himself and his family. Mr. Deichman shared we will miss Mayor Ussery.

Council Member Mitchell shared she has not had much opportunity to work with Mayor Ussery and was in South Dakota so she didn't know what was going on. Mrs. Mitchell shared she had tears when she heard of his resignation because she was so excited to work with him. Mrs. Mitchell shared she respects Mayor Ussery and said it has been an honor serving with him. Mrs. Mitchell shared she understands why Mayor Ussery resigned and it is the right decision for him. Mrs. Mitchell shared she is happy for Cathy and the kids to have Mayor Ussery back home more. Mrs. Mitchell shared we love the family and Mayor Ussery will be missed.

Council Member Updike spoke about Mayor Ussery encouraging him to run and appreciates the nudge. Mr. Updike shared Mayor Ussery will be missed around here. Family comes first in everything and he wished Mayor Ussery the best in his future endeavors.

Council Member Wilson shared that Mayor Ussery will be missed but he understands why he is doing it. Mr. Wilson wished Mayor Ussery good luck in all his endeavors.

Council Member Self spoke about a lunch or phone call when Mayor Ussery shared he was going to run for Mayor. Mr. Self thought it was a joke but is so glad he ran. Mr. Self shared it has been an honor serving with Mayor Ussery and feel like we should get a year or two more. Mr. Self stated he understands why he is doing it. Mr. Self shared he has known Mayor Ussery and Cathy for years and it is the right decision for them. Mr. Self stated that we will miss Mayor Ussery.

Recognition of Mayor

City Administrator David Cameron shared he has logged more hours and time with Mayor Ussery and he has become a true friend for life. Mr. Cameron shared they have been through a lot together including when we realized we had \$2,000 after expenses left over while trying to figure out what are we going to do. Mayor Ussery was there when we signed a check to save a million dollars in expenses by refinancing. Mr. Cameron shared Mayor Ussery has been a great advocate for this city and loves this city. Mr. Cameron shared that he and Mr. Self had lunch when Mayor Ussery was running and Mr. Cameron knew Mayor Ussery was about getting things done and helping out. Mr. Cameron shared Mayor Ussery never overstepped his boundaries to the charter or tried to take advantage of his friendship. Mr. Cameron shared they argued like brothers but still had respect for each other. Mr. Cameron spoke of a day during the ballot initiative when Mayor Ussery called on a Sunday and had to talk about it. Mayor Ussery came to his house and they discussed it for an hour. Mr. Cameron shared it was not political, but they had a conversation on the citizen's behalf. Mr. Cameron shared he appreciates their differences on those issues, but it speaks to Mayor Ussery's character. Mr. Cameron said Mayor Ussery has been a great advocate to the community and staff. Mr. Cameron shared Mayor Ussery has been an advocate on step increases for staff because he cares about employees. He stated that Mayor Ussery is a true son of the city. Mr. Cameron shared he has been doing his job since 1999 and served under a lot of great mayors, but Mayor Ussery's respect and protection of Council members is second to no one. Mr. Cameron said to Cathy, Jace, Juliana, Jaydra and Paige: "you should be proud of your daddy". Mr. Cameron continued stating Mayor Ussery is a great man and one day they will drive through the city and say, "my daddy helped do that". Mr. Cameron thanked the family for sharing him with us. Mr. Cameron shared he is not shocked by Mayor Ussery's success in his job because he has a confidence and realness to him and has a calming and protective nature. Mr. Cameron said Mayor Ussery can walk away with his head held high putting his family first. He said Mayor Ussery is a great friend and reminded him he still has his cell number. Mr. Cameron shared he is proud of the way we worked through that together to drive this city forward and knows Mayor Ussery's heart and conviction for the city and as a man. Mr. Cameron presented Mayor Ussery with a card from staff and a plaque.

Mayor Ussery thanked everyone and thanked his family. He shared his wife has been supportive of every crazy idea he has had. His little girl is a daddy's girl and his 5-year-old boy looked at him and while he was on the phone with messages from citizens and work. Jace asked if he would ever get to play with them. Mayor Ussery said it just killed him. He shared he thought about it all night, the next day, and woke up with peace to do this that Tuesday. Mayor Ussery thanked everyone for everything.

Executive Session: *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

Motion was made by Council Member Franklin and seconded by Council Member Deichman at 7:18 to go into Executive Session under RSMo 610.021.3 Hiring, firing, promotion or disciplining personnel. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 8 Aye – Franklin, Wilson, Pool, Deichman, Updike, Mitchell, Russell, and Self. 0 Nay. Motion carried.

Motion was made by Council Member Franklin and seconded by Council Member Wilson to adjourn the Executive Session Meeting at 8:34 p.m. A roll call vote was taken. The vote was 7 Aye-Deichman, Russell, Updike, Franklin, Pool, Mitchell, and Wilson. 0 Nay. Motion carried.

Adjournment

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor

DRAFT



Record Destruction Request Form

MISSOURI RETENTION MANUAL CODE	NAME/DATE OF RECORDS TO BE DISPOSED	DATE(S) OF DOCUMENTS	RETENTION TIME NEEDED FOR RECORD
GS 016 Telecommunications Log	Phone call log	1988, 2009, 2011-2012, 2017-2018	1 year
GS 014 Mailing Lists	Mailing Lists/Address Lists	2011, 2016	Destroy when superseded or obsolete
GS 096 Pollution and Pollution Studies	Pollution records	1986-2011	5 years
GS 039 Technical Manuals, Specifications, and Warranties	MVRS Utility System Book	1997-1998	Retain until disposition of equipment or warranty expiration.
GS 052 Building Applications and Permits	Permits to link to sewer system	1987-1988, 1997	5 years after expiration
1603 Customer Service Deposit File	Utility Billing Deposit Cards	1960-1982	2 years after deposit is refunded
GS 049 Request and Complaint Files	Complaint Cards/Letters	1987-1989	3 years after final disposition
0043 Proclamation	Brookline Proclamation	1984	1 year if recorded in



Record Destruction Request Form

			minutes
GS 031 Employment Eligibility Verification Forms	I-9's	2001-2019	3 years from date of hire, or 1 year after date of separation, whichever is later
GS 034 Federal and State Tax Records	Records may include federal miscellaneous income statement (1099), request for taxpayer identification number and certificate (W-9), employers' quarterly federal tax return (941, 941E), tax deposit coupon (8109), and similar federal and state completed forms.	2009-2013	5 years
0718 Motor Fuel Usage Reports File	Fuel Receipts	2014	5 years
GS 060 Contracts, Leases, and Agreements	Contracted employee agreement	2008	5 years after expiration
GS 068 Payroll Records	Payroll	1975-1983, 1988-1989	5 years
1603 Customer Service Deposit File	Water service/water meters	1970-1999	2 years after deposit is refunded
GS 008 Accounts Receivable Records	Cigarette Tax Records	2000-2004	Completion of Audit

**Vendor Audit Report**

For the City of Republic

Date Range: 07/01/2020 - 07/31/2020

Vendor No. & Name	Added	Added User
07091 - Ozark Crane Services, Inc.	07/08/2020	Rachel Reich-Graef
07093 - Turnout TopCo LLC	07/10/2020	Rachel Reich-Graef
07097 - Safeguard Business Systems, Inc.	07/15/2020	Rachel Reich-Graef
07120 - Core & Main LP	07/22/2020	Rachel Reich-Graef
07122 - D Mark Luttrell	07/22/2020	Rachel Reich-Graef
07129 - Lew's Intermediate Holdings, LLC	07/28/2020	Rachel Reich-Graef
07131 - Adams Family Trust	07/31/2020	Rachel Reich-Graef



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-27 An Ordinance of the City Council of the City of Republic, Missouri, to Establish a Procedure for Disclosing Potential Conflicts of Interest and Substantial Interests for Certain Officials.

Submitted By: Scott Ison, City Attorney

Date: July 21, 2020

Issue Statement

To re-adopt the procedures for disclosing potential conflicts of interest and substantial interests for certain officials as required by the Missouri Ethics Commission.

Discussion and/or Analysis

In 2018, the City re-adopted the procedures for disclosing potential conflicts of interest and substantial interests for certain officials. If the city's annual budget is over one million dollars, the City is required to re-adopt a conflict of interest ordinance every two (2) years before the September 15, 2020 deadline established by the Missouri Ethics Commission. Once approved, the ordinance must be forwarded to the Missouri Ethics Commission within ten (10) days of passage in order for it to go into effect. All elected, appointed and decision-making personnel and candidates would be required to file a Financial Interest Statement for Political Subdivisions if any transactions occurred in the previous calendar year that would be considered a conflict of interest as per this ordinance and State Statute. If this ordinance is not re-adopted, all elected, appointed, and decision-making personnel, and candidates would be required to file a Personal Financial Disclosure Statement (long form).

Recommended Action

Staff recommends approval.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, TO ESTABLISH A PROCEDURE FOR DISCLOSING POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, if the City’s annual budget is over one million dollars, the City is required to re-adopt a conflict of interest ordinance every two (2) years prior to the Missouri Ethics Commission deadline of September 15th; and

WHEREAS, the City last adopted a conflict of interest ordinance in Bill 18-32 on June 16, 2018; and

WHEREAS, after the ordinance is approved, the ordinance must be forwarded to the Missouri Ethics Commission within ten (10) days of passage in order for it to go into effect.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1. **Declaration of Policy:** The proper operation of government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

Section 2. **Conflicts of Interest:**

- a. All elected and appointed officials, as well as employees of a political subdivision, must comply with Section 105.454 of Missouri Revised Statutes on conflicts of interest as well as any other state law governing official conduct.
- b. Any member of the governing body of a political subdivision who has a “substantial or private interest” in any measure, bill, order or ordinance proposed or pending before such governing body must disclose that interest to the secretary or clerk of such body and such disclosure shall be recorded in the appropriate journal of the governing body. Substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly or indirectly of: (1) ten percent (10%) or more of any business entity; or (2) an interest having a value of \$10,000.00 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000.00 or

more, per year from any individual, partnership, organization, or association within any calendar year.

- Section 3. **Disclosure Reports:** Each elected official, candidate for elective office, the chief administrative officer, the chief purchasing officer, and the full-time general counsel shall disclose the following information by May 1, or the appropriate deadline as referenced in Section 105.487 RSMo, if any such transactions occurred during the previous calendar year.
- a. For such person, and all persons within the first degree of consanguinity of affinity of such person, the date and the identities of the parties to each transaction with total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision.
 - b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.
 - c. The chief administrative officer, chief purchasing officer, and candidates for either of these positions also shall disclose by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo., the following information for the previous calendar year:
 - i. The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;
 - ii. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent (10%) or more of any class of outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation

system in which the person owned two percent (2%) or more of any class or outstanding stock, limited partnership units or other equity interests;

- iii. The name and address of each corporation for which such person served in the capacity of a director, officer, or receiver.

Section 4. **Filing of Reports:**

- a. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year;
 - i. Every person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the City Council may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.
 - ii. Each person appointed to office, shall file the statement within thirty (30) days of such appointment or employment covering the calendar year ending the previous December 31;
 - iii. Every candidate required to file a personal financial disclosure statement shall file no later than fourteen days after the close of filing at which the candidate seeks nomination or election or nomination by caucus. The time period of this statement shall cover the twelve months prior to the closing date of filing for candidacy.
- b. Financial disclosure reports giving the financial information required in Section 3 shall be filed with the local political subdivision and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 5. **Filing of Ordinance:** A certified copy of this ordinance, adopted prior to September 15th, shall be sent within ten (10) days of its adoption to the Missouri Ethics Commission.


Section 6. **Effective Date:** This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect to the next filing period as required.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 18th day of August 2020.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.06.25 12:47:53 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-28 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 5.0 Acres of Land Located at 688 South Kansas Avenue and Adjacent Right-of-Way.

Submitted By: Karen Haynes, Community Development Department

Date: July 21, 2020

Issue Statement

The City of Republic’s Community Development Department received a Voluntary Annexation Application from Cleo Smith for the Annexation of approximately five (5.0) acres of land located at 688 South Kansas Avenue.

Discussion and/or Analysis

The property owner, Cleo Smith, has submitted a Voluntary Annexation Request for the subject parcel for a future residential development.

The request includes annexation of the Right-of-Way (South Kansas Avenue) adjacent to the property subject to Annexation.

City water and sanitary sewer service is available in proximity to the property; subsequent review of water, sanitary sewer, and stormwater will be considered at the time of application for Rezoning and/or development. The subject parcel is compact and contiguous with the city limits of the City of Republic, as the subject parcel is surrounded by properties located in the City to the north, south, and east.

The Future Land Use designation of the subject parcel is Low-Density Residential. The Low Density Residential Future Land Use designation includes Single-Family Residential Development at 1-6 units per acre and neighborhood compatible institutional uses. Low Density Residential Land Uses include the following Zoning Districts: High Density Single-Family Residential (R1-H), Medium Density Single Family-Residential (R1-M), and Low Density Single-Family Residential (R1-L).

The Annexation, if approved by City Council, will effectively zone the subject parcel as AG (Agricultural) in accordance with City Code Section 435.010.B, which requires all annexed properties to be classified in the zoning district corresponding to Greene County’s zoning designation.

Recommended Action

Staff believes the Annexation of the subject property is consistent with the City’s Future Land Use Map and Comprehensive Plan as an area of future residential growth for the City of Republic and enjoys immediate access to City of Republic municipal services.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING THE ANNEXATION OF APPROXIMATELY 5.0 ACRES OF LAND LOCATED AT 688 SOUTH KANSAS AVENUE AND ADJACENT RIGHT-OF-WAY

WHEREAS, the City of Republic, Missouri, (herein called the "City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, a voluntary petition for the annexation of approximately 5.0 acres of land located at 688 South Kansas Avenue and adjacent right-of-way has been filed with the Community Development Department; and

WHEREAS, the realty described in such petition is adjacent and contiguous to the present corporate limits of the City of Republic, Missouri; and

WHEREAS, the City Council of the City of Republic held a Public Hearing on the said petition on July 21, 2020, such hearing being held not less than fourteen days nor more than sixty days after the receipt of the petition requesting annexation; and

WHEREAS, at said Public Hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, notice of said Public Hearing was published July 1, 2020, in the *Greene County Commonwealth*, a newspaper of general circulation authorized to publish legal notices, such Public Hearing being held not less than seven days after the date of publication of such notice; and

WHEREAS, no written objections to the proposed annexation were filed with the City Council within fourteen days after the date of said Public Hearing; and

WHEREAS, the City Council has found that the proposed annexation is reasonable and necessary for the proper development of the City of Republic and the City has the ability to furnish normal municipal services to the area within a reasonable time.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC AS FOLLOWS:

Section 1: The following described realty is hereby annexed into, and made a part of, the City of Republic, Missouri, and its boundaries are hereby extended to include the same:

Approximately 5.0 acres located at 688 South Kansas Avenue and adjacent right-of-way

All of the North 5 acres of the South 12 acres of the West 25 acres of the North One-Half (N1/2) of Government Lot Two (2) of the Northwest Quarter (NW1/4) of Section Thirty (30), Township Twenty-eight (28) North, Range Twenty-three (23) West, in Greene County, Missouri, except that part taken or used for roads.

Annexing that part of the existing East right-of-way of South Kansas Avenue adjoining, adjacent to and or part of the following described tract of land.

The North 5 acres of the South 12 acres of the West 25 acres of the North One-half (N1/2) of Government Lot Two (2) of the Northwest Quarter (NW1/4) of Section Thirty (30), Township Twenty-eight (28) North, Range Twenty-three (23) West, in Greene County, Missouri. Reference Deed Book 2940, Page 0775.

Section 2. The City Clerk is hereby directed to cause three certified copies of this Ordinance to be filed with the Greene County Recorder of Deeds.

Section 3. The City Clerk is hereby directed to forward to the director of revenue of the State of Missouri by United States registered mail or certified mail a certified copy of this Ordinance.

Section 4. The whereas clauses are hereby specifically incorporated herein by reference.

Section 5. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.


Section 6. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 18th day of August 2020.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

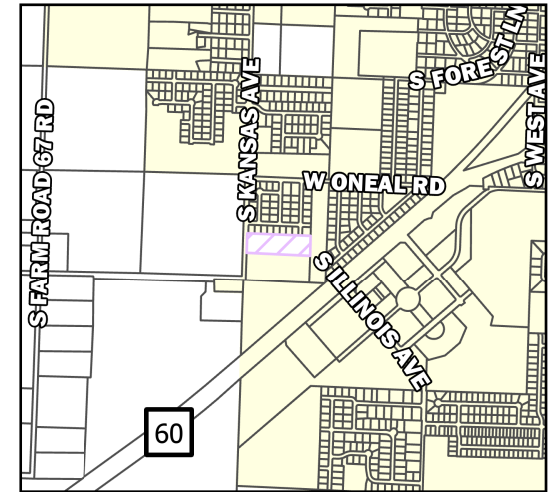
Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.06.25 13:03:31 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

ANNX 20-003: 688 S Kansas Ave

Item 5.

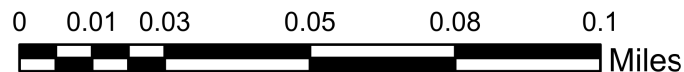
Vicinity Map



Legend

-  Parcels
-  Republic City Limits
-  ANNX 20-003

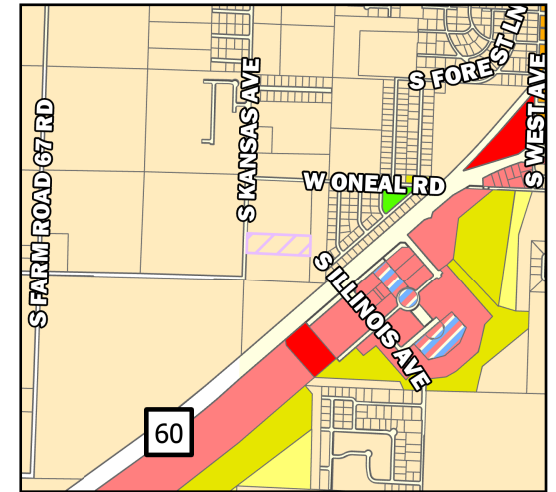
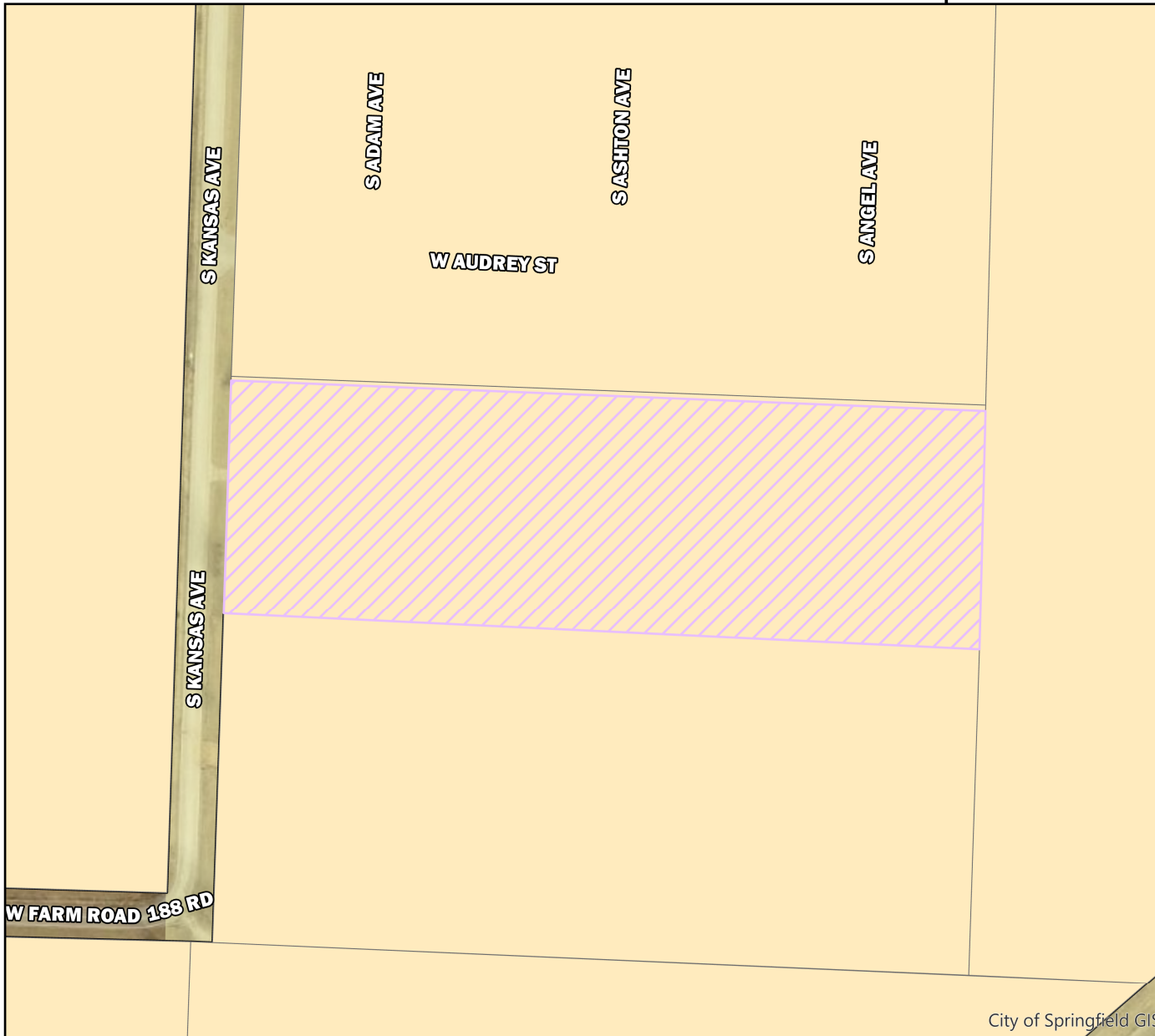
Parcel Owner: Cleo Smith
Parcel Address: 688 S Kansas Ave
Area: 5 Acres
Existing Zoning: Agricultural (Greene County)
Future Land Use Designation: Low Density Residential



ANNX 20-003: 688 S Kansas Ave

Item 5.

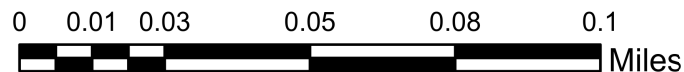
Future Land Use Map



Legend

- Parcels
- ANNX 20-003
- Future Land Use
 - Low Density Residential
 - High Density Residential
 - Med Density Residential
 - Main Street District
 - C-1
 - C-2
 - M-1
 - M-2
 - Park
 - Planned Business Park
 - Public Land Use
 - School Land Use

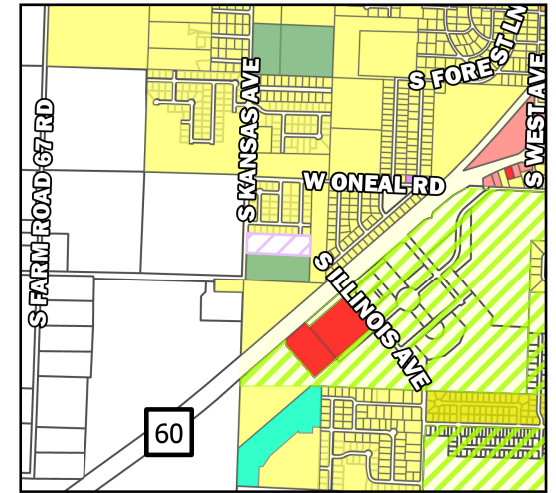
Parcel Owner: Cleo Smith
Parcel Address: 688 S Kansas Ave
Area: 5 Acres
Existing Zoning: Agricultural (Greene County)
Future Land Use Designation: Low Density Residential



ANNX 20-003: 688 S Kansas Ave

Item 5.

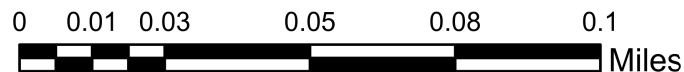
Zoning Map



Legend

- Parcels
- ANNX 20-003
- Zoning**
- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

Parcel Owner: Cleo Smith
 Parcel Address: 688 S Kansas Ave
 Area: 5 Acres
 Existing Zoning: Agricultural (Greene County)
 Future Land Use Designation: Low Density Residential



688 SOUTH KANSAS AVENUE LEGAL DESCRIPTION:

All of the North 5 acres of the South 12 acres of the West 25 acres of the North One-Half (N1/2) of Government Lot Two (2) of the Northwest Quarter (NW1/4) of Section Thirty (30), Township Twenty-eight (28) North, Range Twenty-three (23) West, in Greene County, Missouri, except that part taken or used for roads.

ADJACENT ROW LEGAL DESCRIPTION (PROVIDED BY RANDAL, 06-17-20):

Annexing that part of the existing East right-of-way of South Kansas Avenue adjoining, adjacent to and or part of the following described tract of land.

The North 5 acres of the South 12 acres of the West 25 acres of the North One-half (N1/2) of Government Lot Two (2) of the Northwest Quarter (NW1/4) of Section Thirty (30), Township Twenty-eight (28) North, Range Twenty-three (23) West, in Greene County, Missouri. Reference Deed Book 2940, Page 0775.

**VOLUNTARY PETITION FOR ANNEXATION TO
THE CITY OF REPUBLIC**

We, the undersigned, hereinafter referred to as the Petitioners, for our petition to the City Council of the City of Republic state and allege as follows:

- 1. That we are the owner of all fee interests of record in the real estate in Greene County, Missouri, described as follows, to wit:

(LEGAL DESCRIPTION ATTACHED)

- 2. That the said real estate is not now a part of any incorporated municipality.
- 3. That the said real estate is contiguous to the existing corporate limits of the City of Republic, Missouri.
- 4. That we request that the said real estate be annexed to, and included within the corporate limits of, the City of Republic, Missouri, as authorized by the provisions of Section 71.012, RSMo.
- 5. That we request the City Council of the City of Republic to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Republic to include the above described real estate.

Dated this 6/3 day of Republic, 2020

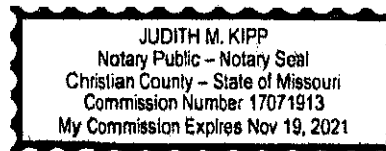
Owner's Signature: Sandra S. Smith Date: 6/3/20

State of Missouri)
) ss
County of Greene)

I, Judith M. Kipp a notary public, do hereby certify that on the 3rd day of June 2020 personally appeared before me, Sandra S. Smith, who being by me first duly sworn, (severally) declared that he is (they are) the person(s) who signed the foregoing document, and that the statements therein contained are true.

Judith M. Kipp
Notary Public
JUDITH M. KIPP

(NOTARIAL SEAL)





AGENDA ITEM ANALYSIS

Project/Issue Name: 20-29 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Zoning Code and Official Map by Changing the Classification of Approximately 0.91 Acres, Located at 317 South Main Street, from Local Commercial (C-1) to General Commercial (C-2).

Submitted By: Karen Haynes, Planning Director

Date: August 18, 2020

Issue Statement

Rite Development, Inc. has applied to change the Zoning Classification of **(0.91) acres** of property located at 317 South Main Street from **Local Commercial (C-1) to General Commercial (C-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(0.91) acres** of land located at 317 South Main Street; the property is identified as Lot 2 of the Main Street Commercial Development Minor Subdivision. The property is currently vacant. The Applicant has expressed interest in building a self-storage office building to accompany planned self-storage units on Lot 1 of the Main Street Commercial Development Minor Subdivision.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan, in regards to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

The Plan more particularly describes appropriate future land uses through the depiction of a **"Future Land Use Map" (FLUM)**. In this case, the FLUM depicts the subject property as having a **Main Street District FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the **"Main Street District"** Future Land Use Map designation as a Mixed-Use area described as, **"Downtown Republic; mix of office, retail commercial, multi-family and loft residential."**

The Main Street District was introduced in the Land Use Plan to accommodate future recommendations from a Main Street Development Plan aimed to guide development in the areas surrounding Main Street. This plan's goal was to create new regulations for new development and redevelopment by

creating a new zoning district, Main Street District (MSD); although the Main Street District was codified as a new zoning district, the area identified in the FLUM does not contain any MSD zoning.

The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, as follows:

- **Goal:** Expand the opportunity for new commercial development in the City.
 - **Objective:** Increase the amount of land available for commercial development in the City.
 - **Policies:**
 - Proactive consideration of Rezoning Requests where there are opportunities to provide land for commercial development.
- **Goal:** Create a more diverse economic base while increasing the retail growth within the City.
 - **Objective:** Diversity economy to absorb more retail, office, and light manufacturing development.
 - **Policies:**
 - Recognize the needs and concerns of existing businesses and assist in their growth and development.
- **Goal:** Redevelop and revitalize existing commercial centers and encourage infill development of vacant commercial land using the existing built-out infrastructure.
 - **Objective:** Promote revitalization of existing commercial areas.

The general trend of development in the vicinity of the subject property, along North Main Street, is that of a mixture of well-established residential and commercial development, including single-family residential, multi-family residential, manufacturing, and general commercial.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) Zoning to the north, Multi-Family (R-3) and Local Commercial (C-1) to the east, Local Commercial (C-1) to the south, and General Commercial (C-2) to the west.

The land uses permitted in the General Commercial (C-2) Zoning District include self-storage, retail, and offices.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel can be served by six (6) inch water main along West Broad Street and a six (6) inch water main along Main Street; the parcel can be served by eight (8) inch sewer mains on West Broad and Main Street.

The sanitary sewer will flow from the parcel to Lift Station #4, to the Shuyler Creek Lift Station, and finally to the Wastewater Treatment Facility. The City's water system, Lift Stations, and Wastewater Treatment Facility currently have capacity to serve new commercial development at this location.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to no expected increase in traffic volumes for a single parcel to transition from Local Commercial (C-1) to General Commercial (C-2) Zoning.



Floodplain: The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject parcel **does not** contain any identified sinkholes.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site , compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 0.91 ACRES, LOCATED AT 317 SOUTH MAIN STREET, FROM LOCAL COMMERCIAL (C-1) TO GENERAL COMMERCIAL (C2)

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, an application for amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 317 South Main Street and comprising approximately 0.91 acres from Local Commercial (C-1) to General Commercial (C2), was submitted to the Community Development Department Staff by Rite Development, Inc. (hereinafter “Applicant”); and

WHEREAS, the Community Development Staff did thereafter submit said application to the Planning and Zoning Commission which did set August 10, 2020, 2020, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, notice of the time and date of the public hearing was given by publication on July 22, 2020, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

WHEREAS, the City gave notice of such public hearing to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

WHEREAS, a public hearing was conducted by the Planning and Zoning Commission on August 10, 2020, after which the Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Planning and Zoning Commission by a vote of 4 Ayes to 0 Nays, recommended the approval of such application for rezoning; and

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on August 18, 2020, after which the City Council did proceed to vote to rezone such property and amend the Zoning Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. That the Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at 317 South Main Street and comprising approximately 0.91 acres from Local Commercial (C-1) to General Commercial (C2), such tract being more fully described as follows:

BILL NO. 20-29

ORDINANCE NO. 20-

ALL OF LOT 2 OF MAIN STREET COMMERCIAL DEVELOPMENT, A MINOR SUBDIVISION PLAT IN REPUBLIC, MISSOURI AND FOUND IN THE GREENE COUNTY RECORDER'S OFFICE IN PLAT BOOK "AAA" AT PAGE 486.

Section 2. In all other aspects other than those herein amended, modified, or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

Section 3. The whereas clauses are hereby specifically incorporated herein by reference.

Section 4. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

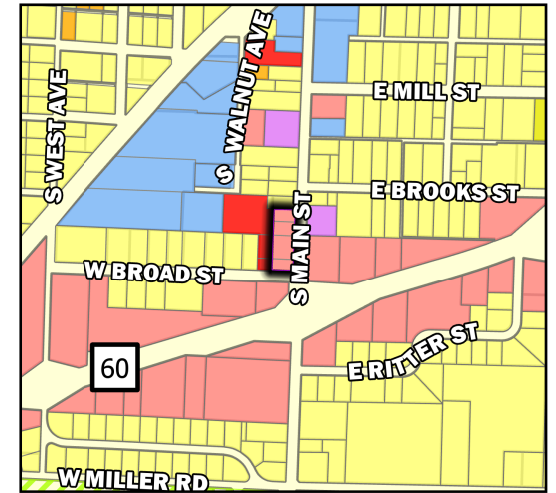
Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.08.11 09:28:51 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

REZN 20-006: 317 South Main Street

Item 6.

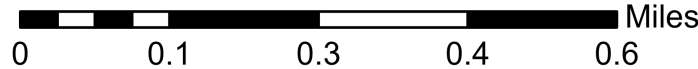
Zoning Map



Legend

- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

Parcel Owner: Rite Development Inc
 Parcel Address: 317 South Main Avenue
 Area: Acres: 0.91
 Existing Zoning: Local Commercial (C-1)
 Requested Zoning: General Commercial (C-2)
 Future Land Use Designation: Main Street District



REZN 20-006: 317 South Main Street

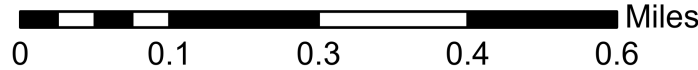
Item 6.

Vicinity Map



Legend

-  Republic City Limits
-  Parcels



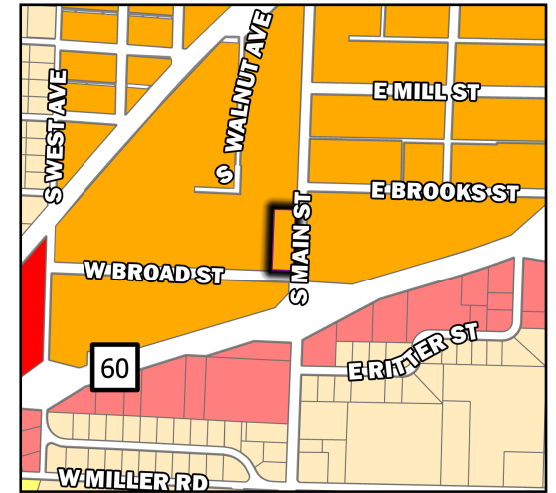
Parcel Owner: Rite Development Inc
Parcel Address: 317 South Main Avenue
Area: Acres: 0.91
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-2)
Future Land Use Designation: Main Street District



REZN 20-006: 317 South Main Street

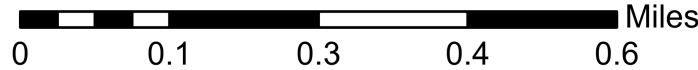
Item 6.

Future Land Use Map



Legend

- Low Density Residential
- High Density Residential
- Med Density Residential
- Main Street District
- C-1
- C-2
- M-1
- M-2
- Park
- Planned Business Park
- Public Land Use
- School Land Use



Parcel Owner: Rite Development Inc
Parcel Address: 317 South Main Avenue
Area: Acres: 0.91
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-2)
Future Land Use Designation: Main Street District

Section 405.150. "C-1" Local Commercial District Regulations. [Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-19 §1, 3-8-2004]

- A. *Purpose.* The intent of the "C-1" Commercial District is to permit retail and service related business with a compatible location adjacent to similar uses.
- B. *Uses Permitted.*
1. Automobile parts and accessory stores when entirely enclosed within the building.
 2. Accessory building or use.
 3. Bar or tavern, provided that the premises of which is located not less than five hundred from the boundary of any R district, a church or similar place of worship or a public school.
 4. Bowling alley; dance halls; video game arcades; billiard parlors; roller-skating; ice-skating; or movie theaters, excluding drive-in theaters.
 5. Churches or other places of worship, including parish houses, Sunday schools and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, bufferyards and proper site design to lessen impact on adjoining residential neighborhoods. The requirements of Article VI and X regarding parking, loading, landscaping, and open space shall be required. Overnight shelters shall not be permitted.
 6. Convenience store, filling stations.
 7. Day-care center.
 8. General retail businesses including pawn shops and second-hand stores; pet stores; print shops and photocopying establishments; restaurants including drive-in, pick-up, and drive-up facilities; doughnut shops; package liquor; book; tobacco; furniture; appliance; drug; grocery; flower; jewelry; clothing.
 9. Government buildings and associated uses.
 10. Motel, Hotel, Inn or related place of lodging.
 11. Off-street parking lot.

Section
405.150

Section
405.150

- 12. Office or office buildings including health clinics, medical doctors and dental offices; hospitals; banks; financial institutions including automatic teller machines and drive-thru facilities; accountants; real-estate; engineering; architecture and other professional service offices.
- 13. Personal service establishments including beauty parlors; barbershops; custom tailoring; dry cleaning and laundry pick-up; shoe repair; self-service laundromats; express or mailing offices; hearing aid and eye glass shops.
- 14. Private schools and studios for art, dance, drama, music or photography and private and publicly funded schools, preschools and daycare facilities.
- 15. Residential uses provided such uses are located above the first floor or behind non-residential uses so as to create a continuous non-residential facade, on the first-floor level along all street frontages.
- 16. Temporary or seasonal tents or trailers pertaining to the sale of Christmas trees, pumpkins, plants, flowers, fruits and vegetables. The sale of merchandise from traveling vendors under tents or other temporary facilities are not permitted except by issuance of a special use permit.

Temporary facilities shall not be permitted beyond a three (3) month period per year, unless permitted as a permanent structure.
- 17. Temporary, portable food and drink carts or stands, etc. not to include the use of tables or dining areas for the public. Temporary facilities shall not be permitted beyond a three (3) month period per year and shall further be subject to the issuance of a building permit for such uses.
- 18. Undertaking establishments.
- 19. Veterinarian, dog grooming, boarding or similar place of animal care, provided that only treatment be given to animals kept within the building or office. No outside cages, kennels, fences, equipment, materials, etc. associated with livestock or other large animals shall be stored on the premises.

C. *Height And Area Regulations.* The height and area regulations set forth in Article V shall be observed.

D. *Design Standards.*

Section
405.150

Section
405.160

1. *Parking and loading requirements.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article VI.
2. *Landscaping and open space regulations.* Landscaping and open space regulations shall be provided in accordance with the requirements for specific uses set forth in Article X.
3. *Screening and bufferyard requirements.* Screening and bufferyard requirements shall be provided in accordance with the requirements for specific uses set forth in Article XI.
4. *Sign regulations.* Sign regulations shall be provided in accordance with the requirements for specific uses set forth in Chapter 415.
5. *Additional district provisions.* Additional provisions relating to exterior lighting, accessory buildings, stormwater regulations and access are provided in Article VII.

Section 405.160. "C-2" General Commercial District Regulations. [CC 1999 §§26-27 – 26-30; Ord. No. 04-19 §1, 3-8-2004]

- A. *Purpose.* The intent of the "C-2" Commercial District is to permit less restrictive commercial and service related business with a compatible location adjacent to similar uses, which are separated from residential uses restricted.
- B. *Uses Permitted.*
 1. Any use permitted in the "C-1" Commercial District, without restriction as to number of employees or location.
 2. Automotive sales and service including body work; painting; frame alignment; restoration or reconstruction, excluding the storage of wrecked or scrap vehicles; parts and other partially dismantled cars and trucks.
 3. Automotive, moving and equipment rental.
 4. Boat and marine sales and service.
 5. Lumberyard, building and construction material sales, hardware and home improvement stores.
 6. Camper trailers, recreation vehicles sales, rental and service.
 7. Campgrounds and recreational vehicle parks.

Section
405.160

Section
405.160

8. Churches or other places of worship, including parish houses, Sunday schools and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, bufferyards and proper site design to lessen impact on adjoining residential neighborhoods. The requirements of Article VI and X regarding parking, loading, landscaping, and open space shall be required. Overnight shelters shall not be permitted.
9. Commercial amusement centers including drive-in theaters; baseball, softball and soccer fields or complexes; miniature golf; archery ranges; batting cages; driving ranges; but not including go-cart or other motorized vehicle tracks.
10. Recycling collection centers.
11. Landscaping, plant nurseries, lawn and garden equipment sales and service.
12. Boat, vehicle or self-storage facilities.
13. Swimming pool sales and displays.
14. Truck stops including fueling; sales; and service of commercial freight hauling vehicles.
15. Commercial contracting offices including plumbing; electrical; heating and air conditioning; general carpentry; cabinetry; siding and soffit; guttering; roofing; concrete finishing and forming; general masonry; except uses which require the outside storage of materials associated with manufacturing related uses.
16. Radio; cable; television; or other broadcasting studios.
17. Rental and service of commercial moving vehicles; including trailers, towing equipment, construction and landscaping equipment.
18. Car wash, quick lube or place of express auto service.
19. General automotive repair establishments, excluding auto-body and painting establishments.
20. Hardware and home improvement stores, excluding the outside storage of lumber, block and associated aggregate products.

Section
405.160

Section
405.160

- 21. Farm equipment and supplies, implement sales and service, livestock and animal feed.
 - 22. Pre-manufactured storage buildings and accessory structures display and sales.
- C. *Height And Area Regulations.* The height and area regulations set forth in Article V shall be observed.
- D. *Design Standards.*
- 1. *Parking and loading requirements.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article VI.
 - 2. *Landscaping and open space regulations.* Landscaping and open space regulations shall be provided in accordance with the requirements for specific uses set forth in Article X.
 - 3. *Screening and bufferyard requirements.* Screening and bufferyard requirements shall be provided in accordance with the requirements for specific uses set forth in Article XI.
 - 4. *Sign regulations.* Sign regulations shall be provided in accordance with the requirements for specific uses set forth in Chapter 415.
 - 5. *Additional district provisions.* Additional provisions relating to exterior lighting, accessory buildings, stormwater regulations and access are provided in Article VII.



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-30 An Ordinance of the City Council of the City of Republic, Missouri, Vacating Right-Of-Way at 1700 South Empire Avenue.
Submitted By: Karen Haynes, Planning Director
Date: August 18, 2020

Issue Statement

The City of Republic is requesting a Right-of-Way Vacation of the improved and unimproved access road along the southern portion of the Heart of America (HOA) parcel, located at 1700 South Empire Avenue.

Discussion and/or Analysis

The City of Republic is requesting a Right-of-Way Vacation of the improved and unimproved access road along the southern portion of the parcel located at 1700 South Empire Avenue; the Right-of-Way was dedicated to the City during development of the Heart of America parcel. The dedication included an access road leading from the western parking lot of the Heart of America building south to the north termination of West Carnahan Street; the access road serves as access for HOA trucks and a secondary means of access for emergency services. The unimproved portion of Right-of-Way along the southern portion of the HOA parcel extends to a State Highway MM; this area was dedicated for a possible future new public street and intersection with State Highway MM.

The City of Republic does not intend to develop a new public street in the unimproved Right-of-Way nor a new intersection with State Highway MM at this location. The improved Right-of-Way will continue to serve the needs of the HOA development and will continue to serve as a secondary means of emergency access; the ROW Vacation will return the ownership of the referenced property to Heart of America. The ROW Vacation legal description includes an exception regarding the water, wastewater, and stormwater systems present in the referenced ROW, these utility lines will remain public lines within Utility Easements.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to adopted plans of the City:

Transportation: The proposal eliminates a future public street and intersection with State Highway MM. The City has identified the referenced street and intersection as a proposed future transportation improvement proposed to be removed from the City's Transportation Plan and Major Thoroughfare Plan, currently under revision.

Land Use: The proposal has no development impact to the HOA or adjacent properties.



Municipal Utilities: The proposed Vacation has no impact on the City’s water, wastewater, or stormwater systems currently in place in the referenced Right-of-Way; the water, wastewater, and stormwater systems in place will remain public, in Utility Easements.

Floodplain: The proposal is not anticipated to have any impact on areas of Floodplain.

Other Public Services: The proposal is not anticipated to have any impact on any other public services.

Emergency Services: The proposal has no impact on emergency services; emergency services may continue to utilize the proposed private access as needed.

Recommended Action

The Community Development Department recommends approval of the requested Right-of-Way Vacation.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
VACATING RIGHT-OF-WAY AT 1700 SOUTH EMPIRE AVENUE.**

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the Public Works Department has applied for a right-of-way vacation at 1700 South Empire Avenue; and

WHEREAS, the right-of-way has been deemed no longer needed by the City through the Director of Public Works; and

WHEREAS, the owners of the property subject the above right-of-way are in agreement to vacate it; and

WHEREAS, the Planning and Development Staff did, thereafter, submit said application to the Planning and Zoning Commission which did set August 10, 2020, as the date a Public Hearing would be held on such application and proposed vacation of the above right-of-way; and

WHEREAS, notice of the time and date of Public Hearing was given by publication on July 22, 2020, in *The Greene County Commonwealth*, a newspaper of general circulation in the City of Republic, such notice being at least 15 days before the date set for the Public Hearing; and

WHEREAS, the City gave notice of such Public Hearing to the record owners of all properties within the area of the proposed vacation of the right-of-way and within 185 feet of the property proposed to be vacated; and

WHEREAS, a Public Hearing was conducted by the Planning and Zoning Commission on August 10, 2020, after which the Commission rendered written findings of fact on the proposed vacation of the above right-of-way and thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of 4 ayes to 0 nays, did recommend approving such application for the right-of-way vacation; and

WHEREAS, the matter of the vacation of the right-of-way was presented to the City Council for action and vote on August 18, 2020, for the first reading and on August 25, 2020, for a second reading at which time the City Council assessed and determined that no damages would be sustained by the owner of any property which fronts or abuts said right-of-way and that said right-of-way should be vacated.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1. The right-of-way hereinabove described and further described in “Exhibit A” and “Exhibit B” attached and incorporated herein, is hereby vacated, and

BILL NO. 20-30

ORDINANCE NO. 20-

the same shall revert to the owners of the adjacent lots in the same proportion as it was originally taken.

Section 2. The Council hereby determines that the owners who own all of the property which fronts or abuts the right-of-way being vacated will benefit from the vacation and, therefore, the owners will sustain zero damages as a result of said vacation.

Section 3. The City Clerk is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds for Greene County, Missouri.

Section 4. The whereas clauses are hereby specifically incorporated herein by reference.

Section 5. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.


Section 6. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.08.11 09:33:10
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

EXHIBIT "A"

GRANTOR(S): CITY OF REPUBLIC, MISSOURI
GRANTEE: CJP, L.L.C.

VACATING WITH RESERVES, PART OF THE PLATTED ROAD RIGHT OF WAY ON A PORTION OF THE RECORDED FINAL PLAT OF HEART OF AMERICA PARK. SAID PLAT BEING RECORDED IN BOOK 2017, PAGE 043809-17 AND IS RECORDED IN PLAT BOOK AAA, PAGE 495 IN THE GREENE COUNTY RECORDERS OFFICE. SAID PROPERTY BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, T29N, R23W IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI. VACATION OF SAID ROAD RIGHT OF WAY AND RESERVES ARE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT ONE OF THE FINAL PLAT OF HEART OF AMERICA PARK, **THENCE** S02°22'34"W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 990.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PLATTED ROADWAY AND **POINT OF BEGINNING**; **THENCE** CONTINUING S02°22'34"W A DISTANCE OF 19.76' TO AN ANGLE POINT IN SAID NORTH LINE; **THENCE** S88°17'02"E ALONG SAID NORTH LINE A DISTANCE OF 804.08 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "MM"; **THENCE** S02°19'46"W ALONG SAID WEST LINE A DISTANCE OF 49.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PLATTED ROADWAY; **THENCE** N88°18'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1274.36 FEET; **THENCE** CONTINUING ON SAID SOUTH LINE N88°17'37"W A DISTANCE OF 972.77 FEET; **THENCE** LEAVING SAID SOUTH LINE N01°21'27"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID PLATTED ROADWAY; **THENCE** S88°17'37"E A DISTANCE OF 305.60 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY LINE; **THENCE** N02°24'30"E A DISTANCE OF 520.41 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY LINE; **THENCE** S87°35'30"E A DISTANCE OF 70.00 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY LINE; **THENCE** S02°24'30"W A DISTANCE OF 397.10 FEET TO A POINT OF CURVATURE; **THENCE** CONTINUING ON THE RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 160.75 FEET TO THE POINT OF TANGENCY. SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF S42°56'33"E AND A CHORD LENGTH OF 144.00 FEET; **THENCE** CONTINUING ALONG THE PLATTED RIGHT OF WAY LINE S88°17'37"E A DISTANCE OF 494.76 FEET; **THENCE** S88°18'22"E A DISTANCE OF 471.06 FEET TO THE **POINT OF BEGINNING**. GRANTOR HOLDS IN RESERVE ANY PORTION THEREOF BEING PLATTED AS AN ACCESS EASEMENT, UTILITY EASEMENT, WATER EASEMENT OR SANITARY SEWER EASEMENT. GRANTOR ALSO HOLDS IN RESERVE FOR A WATERLINE EASEMENT THE FOLLOWING.

COMMENCING AT THE NORTHEAST CORNER OF ABOVE MENTIONED LOT 1; **THENCE** S02°22'34"W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1060.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PLATTED ROADWAY; **THENCE** N88°18'22"W ALONG SAID SOUTH LINE A DISTANCE OF 470.24 FEET; **THENCE** CONTINUING ON SAID SOUTH LINE N88°17'37"W A DISTANCE OF 967.77 FEET TO THE **POINT OF BEGINNING**; **THENCE** CONTINUING ON SAID SOUTH LINE N88°17'37"W A DISTANCE OF 15.00 FEET; **THENCE** LEAVING SAID SOUTH LINE N01°21'27"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID PLATTED ROADWAY; **THENCE** S88°17'37"E ALONG SAID NORTH LINE A DISTANCE OF 305.60 FEET; **THENCE** LEAVING SAID NORTH LINE S02°24'30"W A DISTANCE OF 15.00 FEET; **THENCE** N88°17'37"W A DISTANCE OF 290.33 FEET; **THENCE** S01°21'27"W A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**.

AREA VACATED IS ALSO SUBJECT TO ANY EXISTING AGREEMENTS, GRANTS OR EASEMENTS OF RECORD. BEARINGS AND DISTANCES DESCRIBED ABOVE ARE BASED IN ACCORDANCE TO THE ABOVE MENTIONED FINAL PLAT OF HEART OF AMERICA PARK.



Randal S. Presley
7-7-2020

EXHIBIT "B"

Item 7.
1 inch = 250 feet

BROOKLINE BUSINESS PARK PHASE ONE

CMT
2018/001201-18
LOT 5

EK REAL ESTATE, LLC
AAA-427
REPLAT OF LOTS 2, 3 AND 4
BROOKLINE BUSINESS PARK PHASE ONE

DRURY

DETENTION AREA

EMPIRE

POINT OF COMMENCEMENT
NE CORNER LOT 1

LINE CHART

LINE ID	BEARING	DISTANCE
L1	S02°22'34"W	19.76'
L2	S02°19'46"W	49.93'
L3	N01°21'27"E	50.00'
L4	S87°35'30"E	70.00'

HEART OF AMERICA PARK
AAA-495
2017/043809-17

EKPK, LLC
2006/068751-06

LOT 1
OWNER; CJP, LLC

WEST 60 FEET OF
PLATTED ROAD
NOT VACATED

RESERVE EASEMENT FOR
UNPLATTED WATERLINE
SEE DETAIL A

R= 100.00'
ARC L= 160.75'
CHD. L= 144.00'
CHD. B= S42°56'33"W

POINT OF BEGINNING

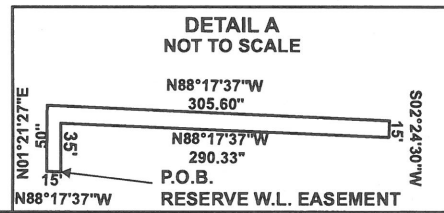
STATE HIGHWAY "MM"



PLATTED EASEMENTS OR PORTIONS THEREOF RESERVED IN EXHIBIT "A" ARE NOT SHOWN ON THIS EXHIBIT.
SEE RECORDED PLAT OF HEART OF AMERICA PARK FOR EASEMENT TYPE AND COURSES.

THIS EXHIBIT WAS PRODUCED BY THE PUBLIC WORKS DEPT. OF THE CITY OF REPUBLIC, MO. AS A VISUAL AID
DEPICTING THE APPROXIMATE CONFIGURATION OF VACATION AND RESERVATIONS DESCRIBED IN EXHIBIT "A".
THIS IS NOT A BOUNDARY SURVEY.

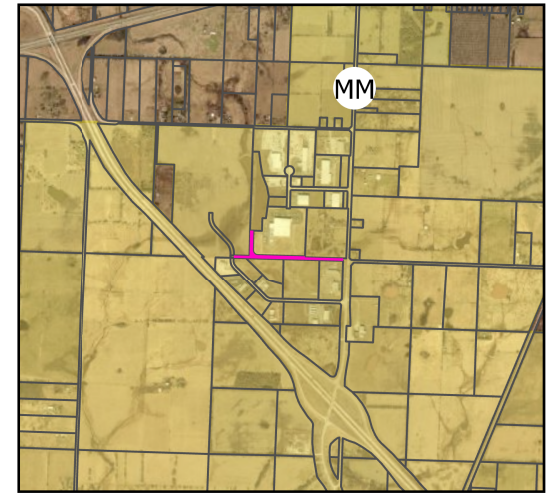
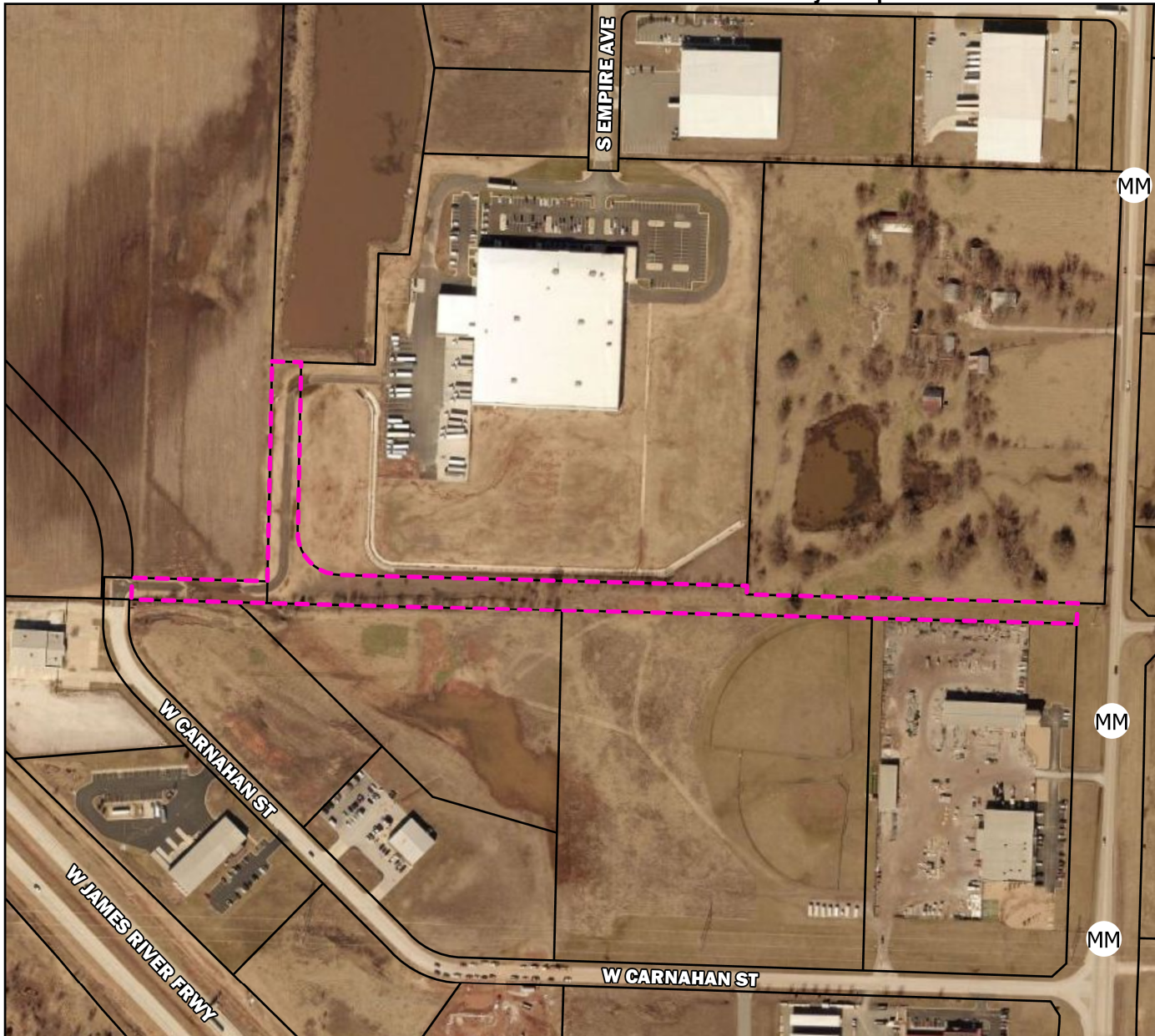
Randal S. Presley 7-7-2020





VACA 20-002

Item 7.

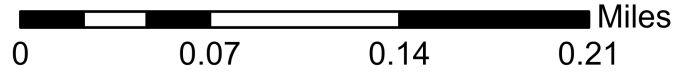
Vicinity Map



Legend

-  Parcels
-  VACA 20-002

Party Requesting Vacation: City of Republic
Area: 3.88 Acres:





AGENDA ITEM ANALYSIS

Project/Issue Name: 20-31 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Portion of West Carnahan Street.

Submitted By: Karen Haynes, Planning Director

Date: August 18, 2020

Issue Statement

Convoy of Hope (COH) is requesting a Right-of-Way (ROW) Vacation of a portion of West Carnahan Street extending into the property owned by the organization.

Discussion and/or Analysis

COH is requesting a Right-of-Way Vacation of approximately (1009) feet of Right-of-Way extending into the (97)-acre parcel owned by the organization; the Right-of-Way was dedicated to the City by the original developer in January 2019. COH is proposing utilizing the current ROW as a private road to serve future development on the subject parcel.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to adopted plans of the City:

Transportation: The proposal eliminates approximately (1009) feet of ROW currently maintained by the City of Republic.

Land Use: The proposal is not anticipated to have any adverse development impacts on the COH or adjacent properties.

Municipal Utilities: The proposed Vacation is not anticipated to have any impact on the City's water, wastewater, or stormwater systems in place within the referenced Right-of-Way. The water, wastewater, and stormwater systems in place will remain public in a Utility Easement, dedicated to the City, through a dedication document, by Convoy of Hope.

Floodplain: The proposal is not anticipated to have any impact on areas of Floodplain.

Other Public Services: The proposal is not anticipated to have any impact on any other public services.

Emergency Services: The proposal is not anticipated to have any impact on emergency services.



Recommended Action

The Community Development Department recommends approval of the requested Right-of-Way Vacation.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
VACATING A PORTION OF WEST CARNAHAN STREET.**

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, Convoy of Hope has applied for a right-of-way vacation for a portion of West Carnahan Street; and

WHEREAS, the right-of-way has been deemed no longer needed by the City through the Director of Public Works; and

WHEREAS, the owners of the property subject the above right-of-way are in agreement to vacate it; and

WHEREAS, the Planning and Development Staff did, thereafter, submit said application to the Planning and Zoning Commission which did set August 10, 2020, as the date a Public Hearing would be held on such application and proposed vacation of the above right-of-way; and

WHEREAS, notice of the time and date of Public Hearing was given by publication on July 22, 2020, in *The Greene County Commonwealth*, a newspaper of general circulation in the City of Republic, such notice being at least 15 days before the date set for the Public Hearing; and

WHEREAS, the City gave notice of such Public Hearing to the record owners of all properties within the area of the proposed vacation of the right-of-way and within 185 feet of the property proposed to be vacated; and

WHEREAS, a Public Hearing was conducted by the Planning and Zoning Commission on August 10, 2020, after which the Commission rendered written findings of fact on the proposed vacation of the above right-of-way and thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of 4 ayes to 0 nays, did recommend approving such application for the right-of-way vacation; and

WHEREAS, the matter of the vacation of the right-of-way was presented to the City Council for action and vote on August 18, 2020, for the first reading and on August 25, 2020, for a second reading at which time the City Council assessed and determined that no damages would be sustained by the owner of any property which fronts or abuts said right-of-way and that said right-of-way should be vacated.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1. The right-of-way hereinabove described and further described in “Exhibit A” attached and incorporated herein, is hereby vacated, and the same shall

BILL NO. 20-31

ORDINANCE NO. 20-

revert to the owners of the adjacent lots in the same proportion as it was originally taken.

Section 2. The Council hereby determines that the owners who own all of the property which fronts or abuts the right-of-way being vacated will benefit from the vacation and, therefore, the owners will sustain zero damages as a result of said vacation.

Section 3. The City Clerk is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds for Greene County, Missouri.

Section 4. The whereas clauses are hereby specifically incorporated herein by reference.

Section 5. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 6. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

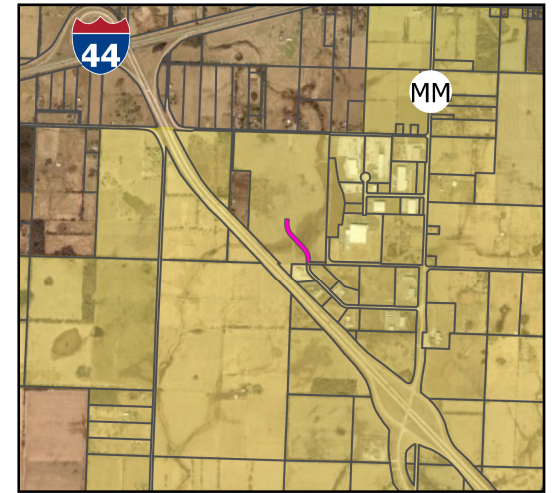
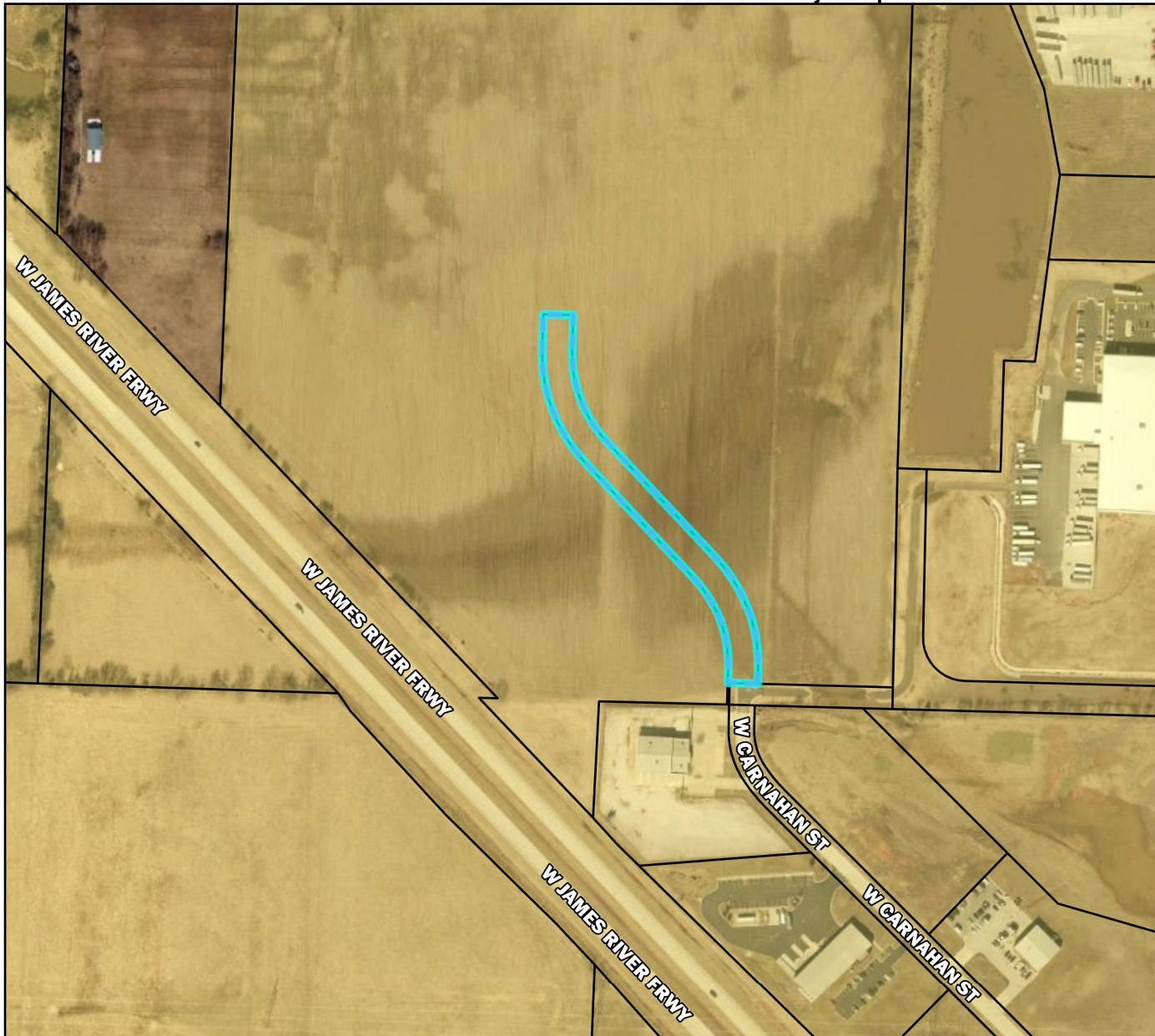
Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.08.11 09:38:23
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____




VACA 20-003

Item 8.

Vicinity Map



Legend

-  VACA 20-003
-  Parcels
-  City Limits

Party Requesting Vacation: Convoy of Hope
Area: 0.7 Acres:

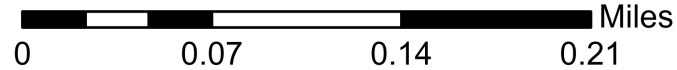


Exhibit A

VACATING A TRACT OF LAND WHICH WAS DEDICATED IN BOOK 2019, PAGE 002018-19 IN THE GREENE COUNTY RECORDERS OFFICE. SAID TRACT IS LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST, BEING IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI AND IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 88°20'35" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 299.25 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°41'38" EAST, A DISTANCE OF 85.95 FEET; THENCE NORTHWESTERLY 231.69 FEET ALONG A 295.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF NORTH 20°48'22" WEST, 225.78 FEET; THENCE NORTH 43°18'22" WEST, A DISTANCE OF 371.85 FEET; THENCE NORTHWESTERLY 286.67 FEET ALONG A 365.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 20°48'22" WEST, 279.36 FEET; THENCE NORTH 01°41'38" EAST, A DISTANCE OF 82.98 FEET; THENCE SOUTH 88°18'22" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 01°41'38" WEST, A DISTANCE OF 82.98 FEET; THENCE SOUTHEASTERLY 231.69 FEET ALONG A 295.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 20°48'22" EAST, 225.78 FEET; THENCE SOUTH 43°18'22" EAST, A DISTANCE OF 371.85 FEET; THENCE SOUTHEASTERLY 286.67 FEET ALONG A 365.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 20°48'22" EAST, 279.36 FEET; THENCE SOUTH 01°41'38" WEST, A DISTANCE OF 85.91 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 88°20'35" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.(AS ILLUSTRATED IN EXHIBIT "B"). AREA VACATED IS SUBJECT TO ALL OTHER DEEDED, PLATTED OR RESERVED EASEMENTS, DEDICATIONS AND AGREEMENTS OF RECORD.



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-32 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into an Infrastructure Development Agreement with Shuyler Ridge, LLC, for Infrastructure for Phase 3 of the Lakes at Shuyler Ridge Residential Subdivision.

Submitted By: Karen Haynes, Planning Director

Date: August 18, 2020

Issue Statement

Shuyler Ridge, LLC, wishes to enter into a Developer's Agreement for the deferred construction of Bailey Avenue during construction of the infrastructure associated with The Lakes at Shuyler Ridge Phase 3.

Discussion and/or Analysis

The approved Planned Development documents for The Lakes at Shuyler Ridge requires the construction of Bailey Avenue from Farm Road 194 at the southernmost portion of the development to the northernmost property line of the development, measuring approximately 3400 linear feet. The Developer is requesting deferment of the construction of approximately 21.99%, or 784 linear feet, of Bailey Avenue; the 21.99% is equal to the proportionate share of lots proposed for Phase 3 (62) of the remaining lots platted (282) as part of the original PDD.

The Lakes at Shuyler Ridge Residential Subdivision consists of 282 remaining (undeveloped) residential lots; Phase 3 consists of 62 lots, equaling 21.99% of the total remaining lots platted for development. The estimated cost of construction of Bailey Avenue is \$1,079,342.05; the estimated cost of construction for approximately 784 linear feet of Bailey Avenue (21.99%) is \$237,302.15.

The Developers Agreement financially secures 21.99% of the costs of construction of Bailey Avenue for a period of four years. The developer must construct the required improvements or enter into a new Developers Agreement with the City prior to the issuance of any additional permits for subsequent phases of the development.

Recommended Action

Staff recommends approval of the Developers Agreement.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN INFRASTRUCTURE DEVELOPMENT AGREEMENT WITH SHUYLER RIDGE, LLC FOR INFRASTRUCTURE FOR PHASE 3 OF THE LAKES AT SHUYLER RIDGE RESIDENTIAL SUBDIVISION

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, Shuyler Ridge, LLC (“Developer”) is the owner and developer of the land for the Lakes at Shuyler Ridge residential subdivision located in the City; and

WHEREAS, Developer is in the process of developing Phase 3 of the Lakes at Shuyler Ridge residential subdivision for residential properties; and

WHEREAS, the preliminary plat and PDD for the Lakes at Shuyler Ridge requires that certain improvements be made; and

WHEREAS, the Developer wishes to defer certain improvements during Phase 3 of Lakes at Shuyler Ridge by executing an Infrastructure Development Agreement (“Agreement”) with the City; and

WHEREAS, the Agreement will allow Developer to defer the improvements, as outlined in the Agreement, shown on the preliminary plat during Phase 3 by providing the City with the proportional share of the cost for the improvements through a letter of credit or other surety all as outlined in the Agreement; and

WHEREAS, the Council finds this Agreement is in the best interest of the City as it will benefit the community through continued economic growth and development.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. The City Administrator, or designee, on behalf of the City of Republic, is authorized to enter into an Infrastructure Development Agreement with Shuyler Ridge, LLC, said Agreement to be in substantially the same form as “Attachment 1.”
- Section 2. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 3. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 4. This Ordinance shall take effect and be in force from and after its passage as provided by law.

BILL NO. 20-32


ORDINANCE NO. 20-

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.08.11 09:59:34
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-33 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Monte Cristo Phase Nine Subdivision.

Submitted By: Karen Haynes, Community Development Department

Date: August 18, 2020

Issue Statement

The City of Republic's Community Development Department received a Final Plat Application for Monte Cristo Phase Nine (9) Subdivision on July 27, 2020.

Discussion and/or Analysis

The Final Plat of Monte Cristo Phase Nine (9) will legally divide approximately (9.76) acres of land into forty-eight (48) residential lots and includes the dedication of Right-of-Way, Utility, and Stormwater Easements (Exhibit).

The Final Plat of Monte Cristo Phase Nine (9) conforms to the Preliminary Plat of the Monte Cristo Subdivision approved by City Council on March 27, 2006.

City Staff has reviewed the Final Plat and has determined that it substantially conforms to the requirements of the Preliminary Plat, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Monte Cristo Phase Nine (9) Final Plat.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING THE FINAL PLAT OF THE MONTE CRISTO PHASE NINE SUBDIVISION

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the preliminary plat of the Monte Cristo subdivision was approved by the City on March 27, 2006; and

WHEREAS, the preliminary plat of the Monte Cristo subdivision indicated the phasing of development; and

WHEREAS, an application for the review and approval of a final plat of the Monte Cristo Phase Nine subdivision (herein called “Subdivision”) was received by the Community Development Department after which the Community Development Department staff caused the review of the final plat document; and

WHEREAS, the minimum required public improvements for the Subdivision’s final plat have been inspected and approved by the Public Works Department.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. That all conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of the Subdivision have been met.
- Section 2. That the final plat of the Subdivision, attached hereto and incorporated herein as “Attachment 1”, is hereby approved in all respects.
- Section 3. That the approval of the final plat of the Subdivision is contingent upon the same being recorded within sixty days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4. That the sale of lots and construction of structures in the Subdivision shall not commence until the final plat has been recorded.
- Section 5. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 6. The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 7. This Ordinance shall take effect and be in force from and after its passage as provided by law.

BILL NO. 20-33

ORDINANCE NO. 20-

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

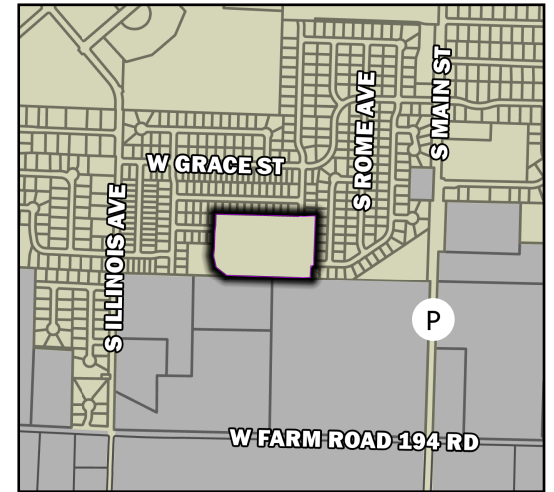
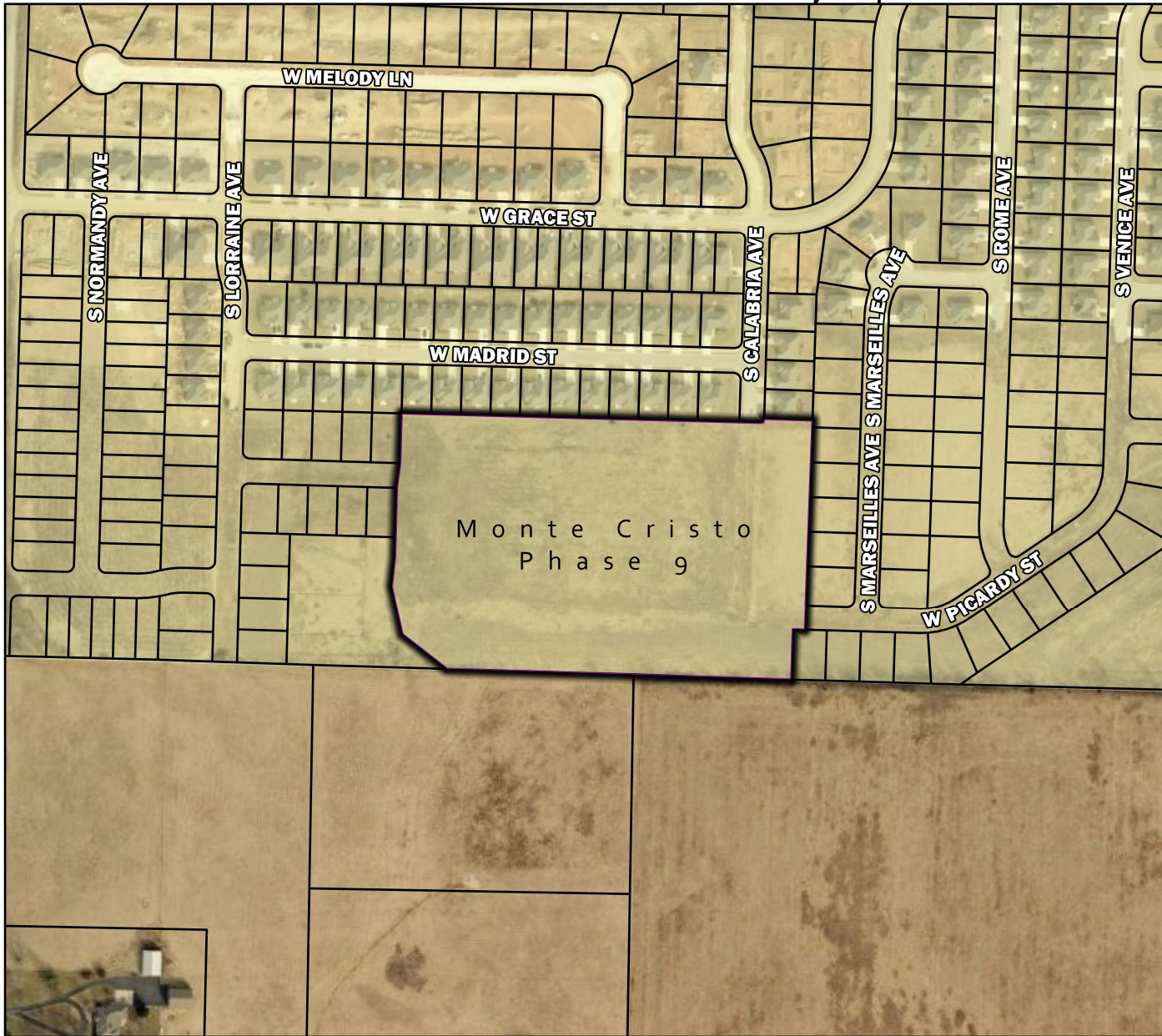
Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.08.10 14:35:28 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

SUBD-MJR 20-003: Monte Cristo Ph 9

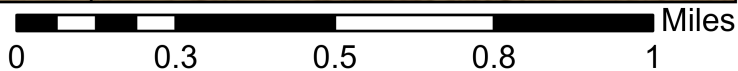
Item 10.

Vicinity Map



Legend

- Republic City Limits
- Parcels



Parcel Owner: RLDC LLC
Parcel Address: 300 Block of W Picardy St
Area: Acres: 9.9
Number of Lots: 48
Existing Zoning: Monte Cristo PDD



FINAL PLAT OF MONTE CRISTO SUBDIVISION PHASE 9

REPUBLIC, GREENE COUNTY, MISSOURI

Scale: 1" = 50'

GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983: CENTRAL ZONE
ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: GR-87A
N: 466761.79 (142269.279 METERS)
E: 1352304.24 (412183.157 METERS)

OWNER/DEVELOPER - RLDC, LLC
3800 S. FREMONT AVE.
SPRINGFIELD, MO 65804

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, ALL BEING IN REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 88°17'44" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 922.38 FEET TO THE SOUTHEAST CORNER OF DRAINAGE/Common AREA OF MONTE CRISTO PHASE 8, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI FOR THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EAST LINE OF SAID MONTE CRISTO PHASE 8 THE FOLLOWING SIX (6) COURSES: (1) NORTH 52°12'37" WEST, A DISTANCE OF 112.77 FEET; (2) NORTH 12°08'49" WEST, A DISTANCE OF 101.53 FEET; (3) NORTH 06°29'53" EAST, A DISTANCE OF 61.07 FEET; (4) NORTH 01°40'37" EAST, A DISTANCE OF 139.38 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID MONTE CRISTO PHASE 8; (5) NORTH 07°41'35" EAST, A DISTANCE OF 50.28 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID MONTE CRISTO PHASE 8; (6) NORTH 01°40'37" EAST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF MONTE CRISTO PHASE 1, A RECORDED SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI; THENCE SOUTH 88°19'23" EAST, ALONG THE SOUTH LINE OF SAID MONTE CRISTO PHASE 1, A DISTANCE OF 684.52 FEET TO THE SOUTHEAST CORNER OF LOT 105 OF SAID MONTE CRISTO SUBDIVISION PHASE 1; THENCE SOUTH 88°06'27" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 01°55'24" EAST, A DISTANCE OF 8.34 FEET TO THE SOUTHWEST CORNER OF LOT 104 OF SAID MONTE CRISTO PHASE 1; THENCE SOUTH 88°02'26" EAST, ALONG THE SOUTH LINE OF SAID LOT 104, A DISTANCE OF 100.06 FEET TO THE WEST LINE OF MONTE CRISTO PHASE 6, A RECORDED SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI; THENCE SOUTH 01°55'24" WEST, ALONG THE WEST LINE OF SAID MONTE CRISTO PHASE 6, A DISTANCE OF 422.14 FEET; THENCE NORTH 88°17'33" WEST, A DISTANCE OF 24.43 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID MONTE CRISTO PHASE 6; THENCE SOUTH 01°42'27" WEST, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 101.15 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE NORTH 88°17'44" WEST, ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 703.46 FEET TO THE POINT OF BEGINNING. CONTAINING 425.212 SQ. FT. OR 9.76 ACRES OF LAND.

GENERAL NOTES:

- TOTAL AREA: 9.76 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- TOTAL NUMBER OF LOTS: 48
- SMALLEST LOT: LOTS 9 THRU 18 (6,000 SQ.FT.)
- LARGEST LOT: LOT 48 (8,582 SQ.FT.)
- DATE PRELIMINARY PLAT APPROVED: MARCH 27, 2006
- CURRENT ZONING: MONTE CRISTO PDD
- SOURCE OF TITLE: BOOK 2015 PAGE 02943215
- BUILDING SETBACKS -
 - FRONT YARD - 30'
 - REAR YARD - 25'
 - SIDE YARD - 6'
 - SIDE YARD W/ STREET FRONTAGE - 30'
- ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0426E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON LIES WITHIN A DESIGNATED FLOOD ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY.
- ALL STREET RIGHT OF WAY WILL BE 50 FEET.
- SIDEWALK WILL BE ON THE NORTH SIDE OF PICARDY ST., THE WEST SIDE OF CALABRIA AVE., THE NORTH SIDE OF BARCELONA ST., AND THE EAST SIDE OF CORDOBA CT.

CERTIFICATE OF TAXES PAID:

THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL, ON ANY OF THE LANDS INCLUDED IN THIS PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO PUBLIC USE.

.881730400234.
PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE APPROVAL BY THE CITY COUNCIL:

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF MONTE CRISTO PHASE 9, WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2020.

CITY CLERK

DATE

CONFORMANCE TO THE LAND USE REGULATIONS ADOPTED BY THE CITY OF REPUBLIC:

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON _____ DAY OF _____, 2020, THE FINAL PLAT OF MONTE CRISTO PHASE 9, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER

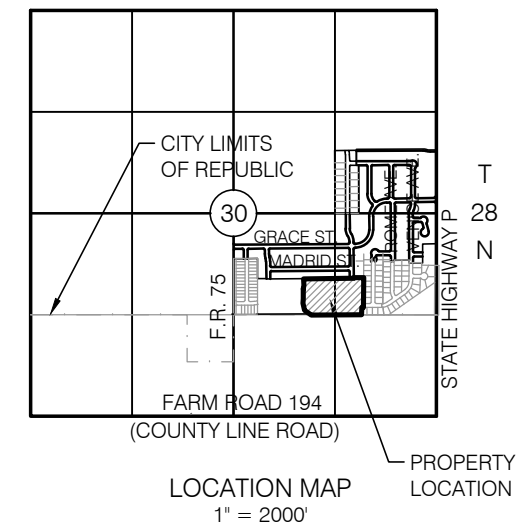
SURVEYORS DECLARATION:

THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY CJW DATED DECEMBER 13, 2017 AND SIGNED BY JAMES A. VAUGHAN P.L.S. NO. 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE

DATE PREPARED: MARCH 5, 2020

SIGNATURE: _____ MO PLS NO. 002555

DATE:



No.: _____ Revision: _____ Date: _____

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
5051 S. National Suite 7A Springfield, MO 65810 Tel: 417.889.3400 Fax: 417.889.3402
www.GoCJW.com

Professional Seal of James A. Vaughan, Missouri Professional Land Surveyor, No. 2555.

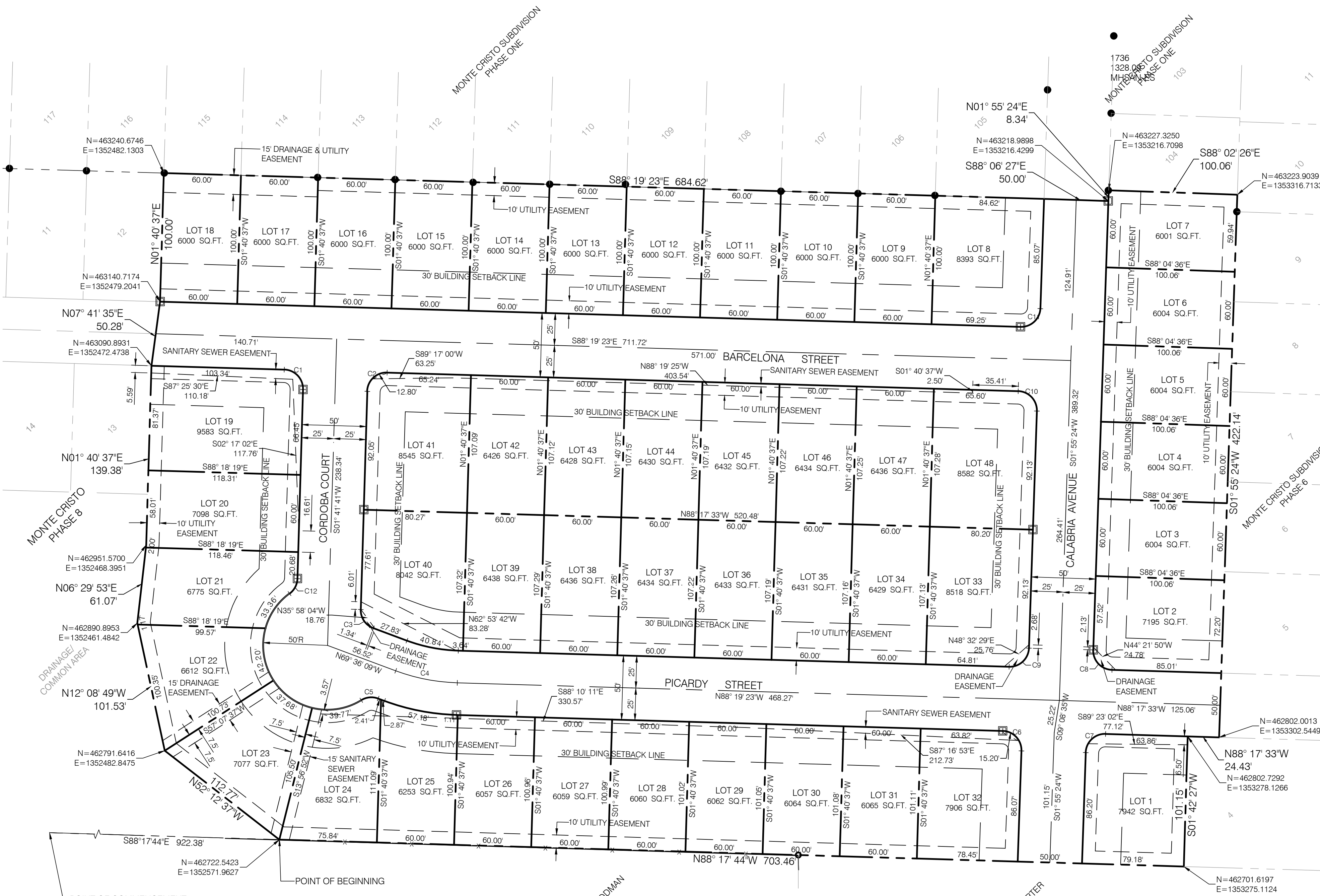
FINAL PLAT OF
MONTE CRISTO SUBDIVISION PHASE 9

SE 1/4 SEC. 30, TWP. 23N, RNG. 28W
CITY OF REPUBLIC, GREENE CO., MISSOURI

SURVEY BY	DESIGN	SCALES	SHEET
CJW	CJW	HOR. 1"=50'	1
DATE: 6-29-2020	DRAWN	VERT. N/A	OF 1 SHEETS
DW: MONTE CRISTO PH 9	CHECKED		FILE NO. 19042

- ### LEGEND
- EXISTING IRON PIN
 - 5/8" IRON PIN (SEMI PERMANENT 5/8"x18" REBAR PLASTIC CAPPED 'LC-2007008006')
 - (SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED)
 - PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED 'LC 2007008003'
 - M MEASURED
 - P PLATTED
 - D DEEDED

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.57'	15.00'	90°01'04"	N43°18'51"W	21.22'
C2	23.56'	15.00'	89°58'56"	S46°41'09"W	21.21'
C3	18.67'	15.00'	71°17'50"	S33°57'14"E	17.48'
C4	49.01'	150.00'	18°43'14"	S78°57'46"E	48.79'
C5	13.62'	15.00'	52°01'12"	S84°23'15"W	13.16'
C6	23.63'	15.00'	90°14'48"	N43°12'00"W	21.26'
C7	23.51'	15.00'	89°47'03"	S46°48'56"W	21.17'
C8	23.62'	15.00'	90°12'57"	S43°11'04"E	21.25'
C9	23.50'	15.00'	89°45'12"	N46°48'00"E	21.17'
C10	23.63'	15.00'	90°14'48"	N43°12'00"W	21.26'
C11	23.50'	15.00'	89°45'12"	N46°48'00"E	21.17'
C12	13.62'	15.00'	52°01'12"	N27°42'17"E	13.16'



POINT OF COMMENCEMENT
EXISTING 1/2" IRON PIN
SOUTHWEST CORNER N 1/2 SE 1/4
SEC. 30, TWP. 28N, RNG. 23W

POINT OF BEGINNING

DRAINAGE/Common AREA

15' DRAINAGE & UTILITY EASEMENT

10' UTILITY EASEMENT

30' BUILDING SETBACK LINE

15' SANITARY SEWER EASEMENT

15' DRAINAGE EASEMENT

30' BUILDING SETBACK LINE

10' UTILITY EASEMENT

15' DRAINAGE & UTILITY EASEMENT

30' BUILDING SETBACK LINE

10' UTILITY EASEMENT

15' DRAINAGE & UTILITY EASEMENT

30' BUILDING SETBACK LINE

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10' UTILITY EASEMENT

15' DRAINAGE & UTILITY EASEMENT

30' BUILDING SETBACK LINE

10' UTILITY EASEMENT



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-34 An Ordinance of the City Council of the City of Republic, Missouri, Setting the 2020 Property Tax Levies for the City of Republic, Missouri.

Submitted By: Debbie Parks, Director of Finance

Date: August 18, 2020

This staff report and ordinance will be added to the agenda once valuations are received from Greene County.



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-35 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title III, "Traffic Code," Chapter 380, "Vehicle Equipment," Article II, "Other Equipment, by repealing Section 380.190, "Headgear Required – Motorcycles or Motortricycles."

Submitted By: Scott Ison, City Attorney

Date: August 18, 2020

Issue Statement

Consideration of an Ordinance repealing Section 380.190 to reflect the the State's preemption of this matter.

Discussion and/or Analysis

During the 2020 Regular Legislative Session in Missouri, the Missouri Legislature passed House Bill 1963, and the Governor signed it into law. One of the changes made in this House Bill was an amendment to Section 302.020, RSMo., regarding protective headgear requirements on the operator or passenger of a motorcycle or motortricycle. The sentence "[n]o political subdivision of this state shall impose a protective headgear requirement on the operator or passenger of a motorcycle or motortricycle[.] was added to Section 302.020, RSMo. This preempts the City's current Municipal Code Section 380.190.

Recommended Action

Staff recommends approval.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AMENDING THE MUNICIPAL CODE OF THE CITY OF REPUBLIC, MISSOURI, BY AMENDING TITLE III, "TRAFFIC CODE," CHAPTER 380, "VEHICLE EQUIPMENT," ARTICLE II, "OTHER EQUIPMENT," BY REPEALING SECTION 380.190, "HEADGEAR REQUIRED - MOTORCYCLES OR MOTORTRICYCLES"

WHEREAS, the City of Republic, Missouri, (herein called the "City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the Missouri Legislature passed, and the Governor signed into law House Bill 1963 during the 2020 Regular Session; and

WHEREAS, House Bill 1963 made certain amendments to Section 302.020, RSMo., one of which prohibited political subdivisions from imposing any protective headgear requirements on the operator or passenger of a motorcycle or motortricycle; and

WHEREAS, due to the language contained in House Bill 1963, as it applied to Section 302.020.2, RSMo., the City's current Municipal Code Section 380.190, has been preempted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC AS FOLLOWS:

Section 1. Title III, "Traffic Code," Chapter 380, "Vehicle Equipment," Article II, "Other Equipment," is hereby amended by repealing Section 380.190, "Headgear Required - Motorcycles or Motortricycles," to read as follows:

Section 380.190 Headgear Required – Motorcycles or Motortricycles.

- ~~A. Every person operating or riding as a passenger on any motorcycle or motortricycle, as defined in this Title, upon any highway of this City shall wear protective headgear at all times the vehicle is in motion. The protective headgear shall meet reasonable standards and specifications established by the Director of Revenue.~~
- ~~B. The penalty for failure to wear protective headgear as required by Subsection (A) of this Section shall be deemed an infraction for which a fine not to exceed twenty five dollars (\$25.00) may be imposed. Notwithstanding all other provisions of law and court rules to the contrary, no court costs shall be imposed upon any person due to such violation. No points shall be assessed pursuant to Section 302.302, RSMo., for a failure to wear such protective headgear.—~~

EXPLANATION – Matter in **bold-face** type in the above is added language. Matter in ~~strikethrough~~ in the above is deleted.

Section 2. All other Sections of the Municipal Code of the City of Republic, Missouri, not specifically referenced in this Ordinance shall remain unmodified and in full force and effect.

Section 3. The whereas clauses are hereby specifically incorporated herein by reference.

BILL NO. 20-35

ORDINANCE NO. 20-

Section 4. The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.


Section 5. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.08.10 15:01:17
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-36 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into a Development Agreement with Rankin Development, LLC and Drury University for Public Improvements to the Garton Business Park.

Submitted By: Andrew Nelson -Republic BUILDS Director

Date: August 18, 2020

Issue Statement

This agreement would allow the City Administrator to enter into a developer's agreement with Rankin Development, LLC and Drury University to extend public infrastructure further into Garton Business Park

Discussion and/or Analysis

In order to continue development in Garton Business Park, certain public improvements need to be constructed, specifically street, water and stormwater utilities need to be extended. The parties desire to enter into a development agreement to formalize the terms of the public improvements of the Garton Property.

The improvements to be completed under this agreement include approximately: 1287 linear feet of new 10" watermain, 3826 linear feet of new 12" watermain, 1127 linear feet of new curb & gutter, and 2950 square yards of new roadway. The roadway extension will be approximately 500 feet with a large cul-de-sac on the end.

Recommended Action

Staff recommends approval of Bill 20-36.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH RANKIN DEVELOPMENT, LLC AND DRURY UNIVERSITY FOR PUBLIC IMPROVEMENTS TO THE GARTON BUSINESS PARK

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized and existing under the laws of the State of Missouri; and

WHEREAS, Rankin Development, LLC and Drury University (“Developers”) are the owners and/or developer of land in the Garton Business Park (“Garton Property”) area located in the City of Republic; and

WHEREAS, In Ordinance 17-22, Developers previously participated in a prior development agreement with the City for the Garton Property; and

WHEREAS, The Council approved Ordinance 19-36 to further develop the Garton Property but due to changes in the development, that approved development agreement was not executed and automatically terminated; and

WHEREAS, Developers are continuing to develop the Garton Property for future industrial purposes; and

WHEREAS, in order to continue development in the Garton Property, certain public improvements need to be constructed on the Garton Property; and

WHEREAS, the parties desire to enter into a development agreement to formalize the terms of the public improvements of the Garton Property; and

WHEREAS, the City Council finds that this development agreement is in the best interest of the City as it will benefit the community through the continued economic growth and development of the Garton Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. The City Administrator or designee, on behalf of the City of Republic, is authorized to enter into a development agreement with Rankin Development, LLC and Drury University, said agreement to be in substantially the same form as “Attachment 1.”
- Section 2. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 3. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 4. This Ordinance shall be in full force and effect from and after the date of passage as provided by law.

BILL NO. 20-36

ORDINANCE NO. 20-

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

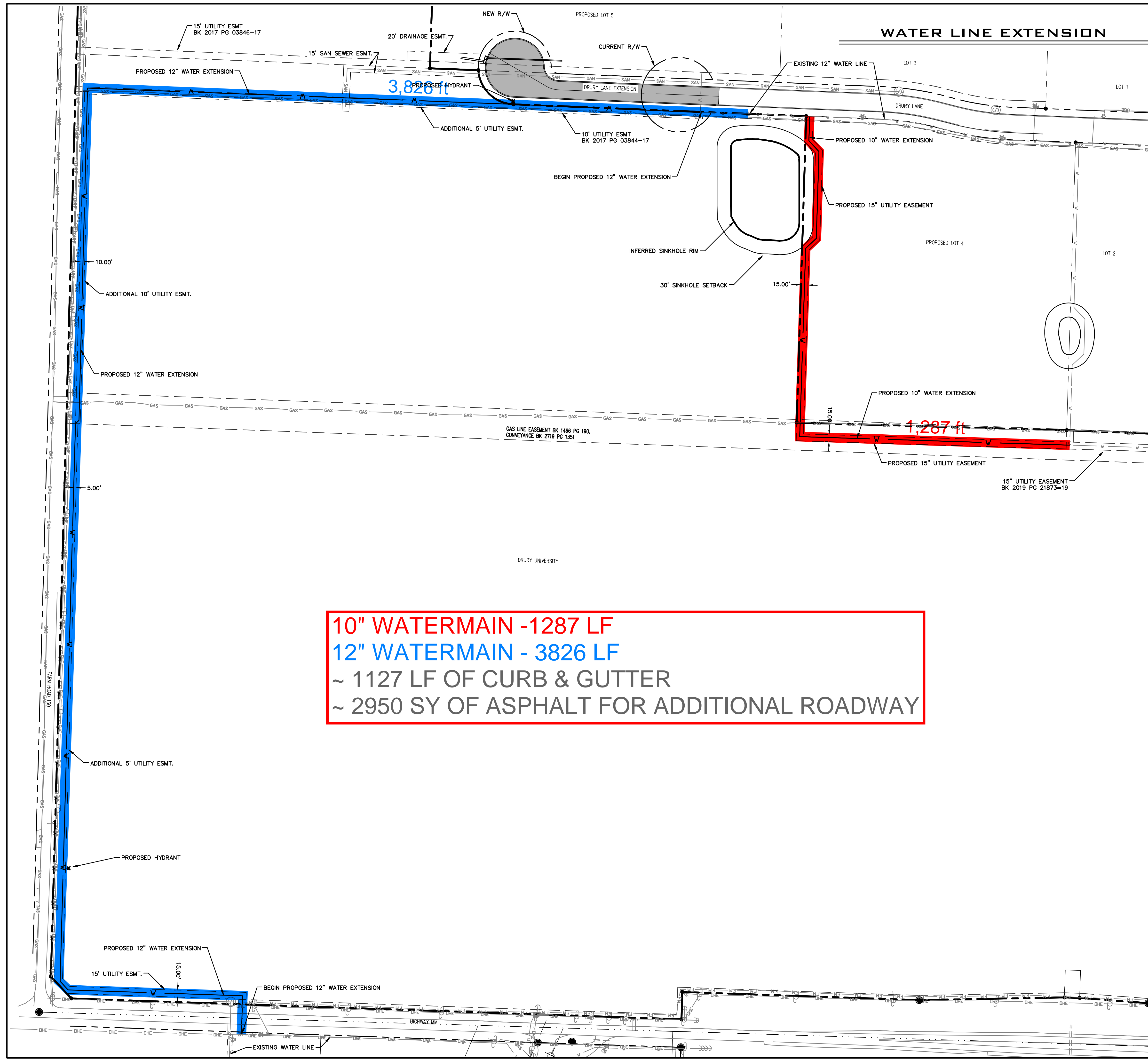
Matt Russell, Mayor

Attest:

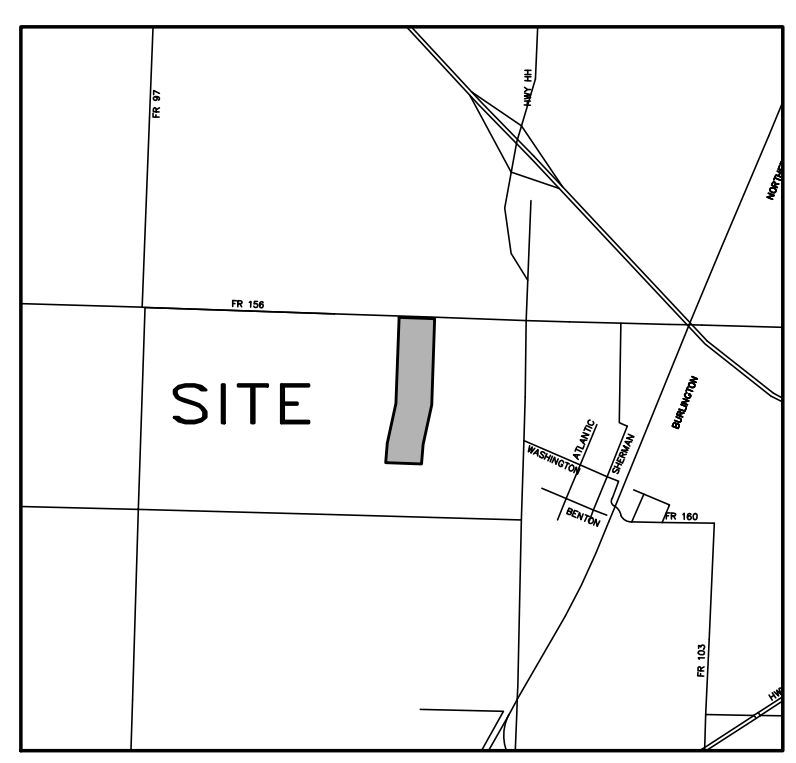
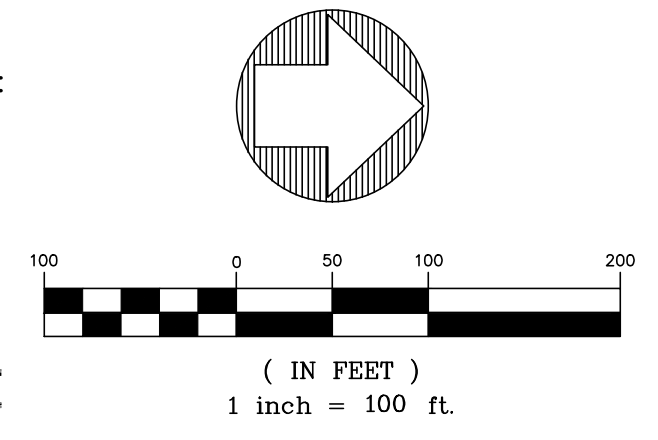
Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.08.13 09:39:52
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____



WATER LINE EXTENSION



VICINITY MAP NOT TO SCALE

- LEGEND**
- FOUND IRON PIN
 - SET IRON PIN OR MARKER AS NOTED
 - △ R/W MARKER
 - BOUNDARY LINE
 - - - R/W LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - (M) MEASURED PLAT
 - (D) DEED RECORD
 - (R) RECORD
 - ☆ LIGHT POLE
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER CLEANOUT
 - SAN — SANITARY SEWER LINE
 - ⊕ UTILITY POLE
 - ⊕ ELECTRIC METER
 - OHE — OVERHEAD ELECTRIC
 - UGE — UNDERGROUND ELECTRIC
 - GUY — GUY WIRE
 - ⊕ PHONE/COMMUNICATION MANHOLE
 - ⊕ PHONE PEDESTAL
 - ⊕ CABLE TV RISER
 - CATV — CABLE TV LINE
 - ST — UNDERGROUND PHONE
 - DT — OVERHEAD PHONE
 - F/O — FIBER OPTIC LINE
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ WATER LINE
 - ⊕ FIRE HYDRANT
 - ⊕ GAS VALVE
 - ⊕ GAS METER
 - GAS — GAS LINE
 - FENCE — FENCE LINE (AS NOTED)
 - ⊕ ROAD SIGN (STOP, SPEED LIMIT, ETC)
- ABBREVIATIONS:**
- XFMR TRANSFORMER
 - ICV IRRIGATION CONTROL VALVE
 - CI STORMWATER CURB INLET

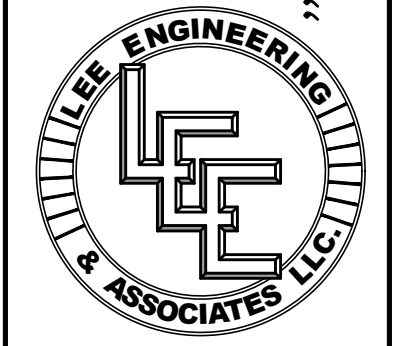
10" WATERMAIN - 1287 LF
12" WATERMAIN - 3826 LF
 ~ 1127 LF OF CURB & GUTTER
 ~ 2950 SY OF ASPHALT FOR ADDITIONAL ROADWAY

DATE:	
REVISIONS:	
SCALE: 1" = 100'	
FIELD BY: TS, JS	
DRAWN BY: ACW	
CHECKED BY: LEE	

WATERLINE EXHIBIT
CITY OF REPUBLIC
WATER LINE EXTENSIONS
 DRURY LANE, REPUBLIC, GREENE COUNTY, MISSOURI

Missouri State Certificate of Authority
 Engineering #2005015504
 Land Surveying #2009028050

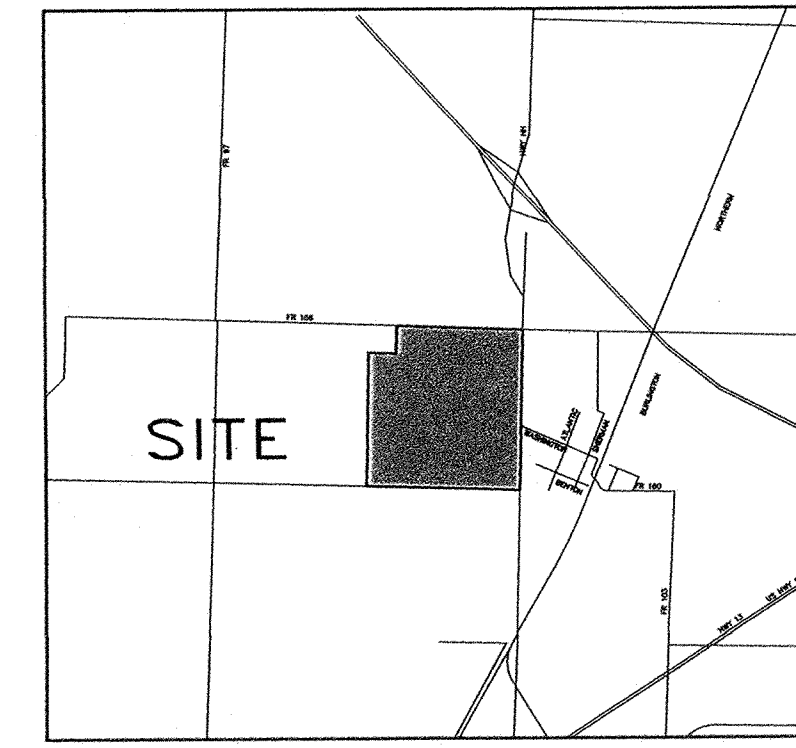
LEE Engineering & Associates, L.L.C.
 1200 E. Woodhurst Dr., Suite D200
 Springfield, Missouri 65807
 417-886-9100 (phone) 417-886-9336 (fax)
 lee@leeengineering.biz



DATE: 2020-08-11
 SHEET: 1 OF 1
 PROJECT: 020
 FILE: Drury Lane Extension 2020.dwg

SRB 5490# 2976

041303-18 13 Nov 2018 02:30:58PM
Book: 2018
Page: 041303-18
1 page
RECORD OF DEEDS
RECORDED



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND IRON PIN (1/8" IP UNLESS NOTED)
SET 1/8" IRON PIN "LSC 2009028050"
R/W MARKER
BOUNDARY LINE
R/W LINE
EASEMENT LINE
SETBACK LINE
MEASURED (M), PLAT (P), DEED (D), RECORD (R)
LIGHT POLE
SANITARY SEWER MANHOLE, SANITARY SEWER CLEANOUT, SANITARY SEWER LINE
UTILITY POLE, ELECTRIC METER, OVERHEAD ELECTRIC, UNDERGROUND ELECTRIC, GUY WIRE
TELEPHONE/COMMUNICATION MANHOLE, TELEPHONE PEDESTAL, CABLE TV RISER, CABLE TV LINE, PHONE/COMMUNICATION LINE, FIBER OPTIC LINE
WATER VALVE, WATER METER, WATER LINE, FIRE HYDRANT, GAS VALVE, GAS METER, GAS LINE
FENCE LINE (AS NOTED)
ROAD SIGN (STOP, SPEED LIMIT, ETC)
ABBREVIATIONS: XFMR TRANSFORMER, ICV IRRIGATION CONTROL VALVE, CI STORMWATER CURB INLET

FLOOD NOTE:

This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panel 29077C 0316 E, effective December 17, 2010.

TRACT 1:

All that part of the North Half of Section 3, Township 28 North, Range 23 West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri, being more particularly described as follows: Commencing at an existing iron pin at the Southwest corner of said Section 3; thence, North 88°42'42" West, a distance of 20.42 feet to an existing iron pin at the Southeast corner of a parcel of land recorded in Book 2010 at Page 45488-10 of the Greene County Deed Records; thence, North 01°49'32" East, along and with the East line of said parcel, a distance of 20.00 feet to the North right-of-way line of Farm Road 160 and the POINT OF BEGINNING; thence, continue North 01°49'32" East, along and with said East line, a distance of 1345.08 feet to an existing iron pin; thence, South 88°21'45" East, along and with said East line, a distance of 45.80 feet to an existing iron pin; thence, North 01°48'57" East, along and with said East line, a distance of 169.85 feet; thence, South 88°11'03" East, leaving said East line, a distance of 592.17 feet to the West right-of-way line of Drury Lane; thence, along and with said right-of-way line, the following six (6) courses:

South 02°19'14" West, a distance of 144.13 feet; thence, Easterly, along and with an 80-foot radius curve to the left, having a chord bearing of South 87°37'39" East and chord length of 70.00 feet, an arc distance of 430.20 feet; thence, North 02°19'14" East, a distance of 365.43 feet; thence, Northeasterly along and with a 565-foot radius curve to the right, having a chord bearing of North 09°03'27" East and chord length of 132.56 feet, an arc distance of 132.86 feet; thence, Northeasterly along and with a 635-foot radius curve to the left, having a chord bearing of North 09°03'27" East and chord length of 148.98 feet, an arc distance of 149.32 feet; thence, North 02°19'14" East, a distance of 139.55 feet to the South line of a Tract 2 previously recorded in survey record SRB5490 Page 2814;

thence, South 88°13'37" East, leaving said proposed right-of-way and along the South line of said Tract 2, a distance of 618.72 feet; thence, North 02°19'14" East, along and with the East line of said Tract 2, a distance of 563.09 feet to the present South right-of-way line of Farm Road 156; thence, South 88°13'38" East, along and with said South line, a distance of 744.68 feet; thence, South 65°02'27" East, along and with said South line, a distance of 68.38 feet; thence, South 85°25'09" East, along and with said South line, a distance of 413.04 feet to the present West right-of-way line of State Route "MM"; thence, along and with said West line, the following eight (8) courses:

South 01°57'11" West, a distance of 302.71 feet; thence, South 04°29'52" West, a distance of 147.78 feet; thence, South 01°57'11" West, a distance of 32.81 feet; thence, South 01°03'35" East, a distance of 312.11 feet; thence, South 01°57'11" West, a distance of 509.15 feet; thence, South 88°12'26" East, a distance of 58.58 feet; thence, South 01°57'11" West, a distance of 1312.61 feet; thence, South 46°57'11" West, a distance of 63.36 feet

to the present North right-of-way line of Farm Road 160; thence, North 88°24'56" West, along and with said North line, a distance of 2607.93 feet to the Point of Beginning, containing 133.79 acres and being subject to easements, restrictions and rights-of-way, if any.

TRACT 3:

All that part of the North Half of Section 3, Township 28 North, Range 23 West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri, being more particularly described as follows: Commencing at an existing iron pin at the Southwest corner of said Section 3; thence, North 88°42'42" West, a distance of 20.42 feet to an existing iron pin at the Southeast Corner of a parcel of land recorded in Book 2010 at Page 45488-10 of the Greene County Deed Records; thence, North 01°49'32" East, along and with the East line of said parcel, a distance of 20.00 feet to the North right-of-way line of Farm Road 160; thence, continue North, along and with said East line, the following three (3) courses:

North 01°49'32" East, a distance of 1345.08 feet to an existing iron pin; thence, South 88°21'45" East, a distance of 45.80 feet to an existing iron pin; thence, North 01°48'57" East, a distance of 169.85 feet

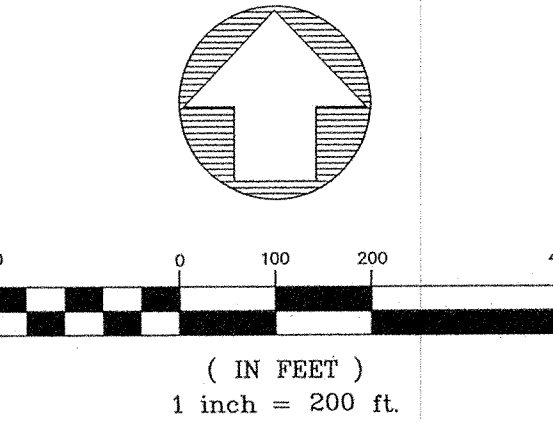
to the POINT OF BEGINNING; thence, continue North 01°48'57" East, a distance of 572.52 feet to the South line of a parcel previously recorded in Book 2016 at Page 31595-16; thence, South 88°13'40" East, along and with the South line of said parcel, a distance of 630.25 feet to the West right-of-way line of Drury Lane; thence, South, along and with said West line, the following four (4) courses:

South 02°19'14" West, a distance of 72.49 feet; thence, Southwesterly along and with a 565.00-foot radius curve to the right, having a chord bearing of South 09°03'27" West and chord length of 132.56 feet, an arc distance of 132.86 feet; thence, Southwesterly along and with a 635.00-foot radius curve to the left, having a chord bearing of South 09°03'27" West and chord length of 148.98 feet, an arc distance of 149.32 feet; thence, South 02°19'14" West, a distance of 221.24 feet;

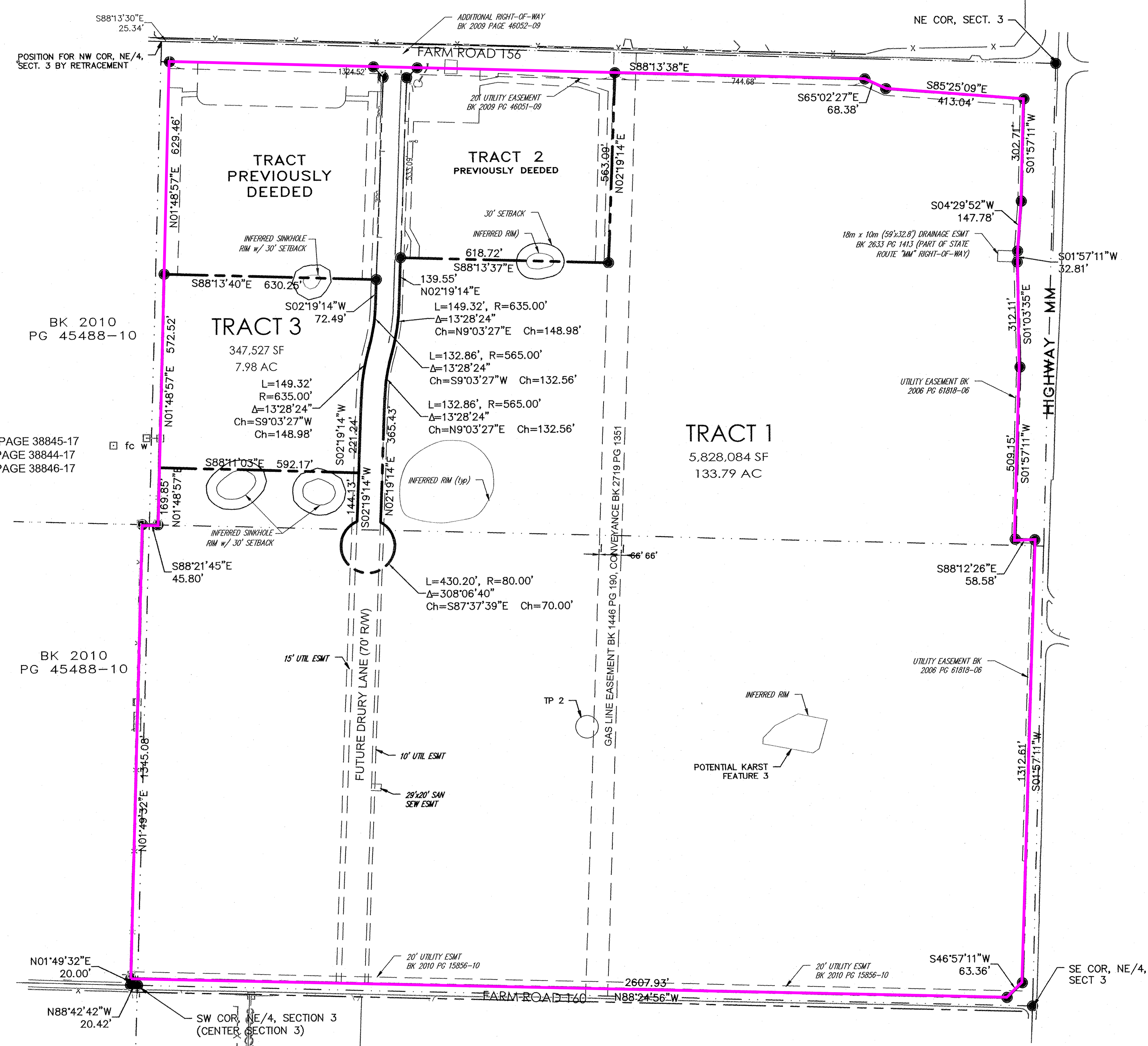
thence, North 88°11'03" West, leaving said right-of-way line, a distance of 592.17 feet to the POINT OF BEGINNING, containing 7.98 acres, and being subject to easements, restrictions, or rights-of-way, if any.

NOTES:

- 1) Karst feature information based on geotechnical report by Palmerton & Parrish, Inc dated March 4, 2016. Refer to the Geotech report for information on each feature.
2) This survey supersedes the survey recorded in SRB 5490 Page 2968 (Book 2018 Page 39336-18). Tracts 1 and 3 have been modified. The prior survey should be considered invalid for any future property transactions.



BASIS OF BEARINGS: BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE VIA MODOT GPS NETWORK.



DRURY LANE R/W - BOOK 2017 PAGE 38845-17
10' UTILITY ESMT - BOOK 2017 PAGE 38844-17
15' UTILITY ESMT - BOOK 2017 PAGE 38846-17

BK 2010 PG 45488-10

BK 2010 PG 45488-10

DECLARATION BY SURVEYOR:

I hereby declare to Drury University that the information contained herein is based upon an actual survey of the land described herein, according to the current Missouri Minimum Standards for Property Boundary Surveys, 4CSR30-16, URBAN class properties, that the results are correctly represented hereon to the best of my knowledge and belief and that monuments and pins set were placed under my personal supervision.

Physical evidence of improvements is shown from information taken by visual inspection of the premises. Easements shown are those written, provided or evident from surface features and may not be all inclusive. Apparent ownerships as shown are based on information provided by others and do not represent an opinion as to Title.

This plat of survey is an instrument of service and is protected under U.S. Copyright Law. It is not to be used by anyone other than the party or parties named on this plat unless it has been updated and recertified by Lee Engineering & Associates, L.L.C.

BY: Don Ray Berry DATE: 13 Nov 2018
DON RAY BERRY, PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI LICENSE NO. 2004017829

Boundary Survey
DRURY UNIVERSITY
Farm Road 156
Republic, Greene County, Missouri
Lee Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65807
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz
Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050
STATE OF MISSOURI
DON RAY BERRY
PROFESSIONAL LAND SURVEYOR
11.13.18
DATE: 2018-11-13
SHEET: 1 OF 1
PROJECT: 020
FILE: Garton_BP_Let_3_Plat_Revise.dwg

DESCRIPTION OF LAND SUBJECT TO DEVELOPERS AGREEMENT

SUBJECT AREA OF LAND BEING PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 28 NORTH, RAGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; **COMMENCING** AT THE CENTER OF BEFORE MENTIONED SECTION 3; **THENCE** N88°42'42"W A DISTANCE OF 20.42 FEET; **THENCE** N01°49'32"E A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF FARM ROAD 160 FOR THE **POINT OF BEGINNING**; **THENCE** LEAVING SAID NORTH LINE CONTINUING N01°49'32"E A DISTANCE OF 1345.08 FEET; **THENCE** S88°21'45"E A DISTANCE OF 45.80 FEET; **THENCE** N01°48'57"E A DISTANCE OF 1371.83 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FARM ROAD 156 (A.K.A. SAWYER ROAD); **THENCE** S88°13'38"E ALONG SAID SOUTH LINE A DISTANCE OF 2069.20 FEET; **THENCE** S65°02'27"E ALONG SAID SOUTH LINE A DISTANCE OF 68.38 FEET; **THENCE** S85°25'09"E ALONG SAID SOUTH LINE A DISTANCE OF 413.04 FEET TO A POINT ON THE WEST RIGHT OF LINE OF STATE ROUTE MM; **THENCE** S01°57'11"W ALONG SAID WEST LINE A DISTANCE OF 302.71 FEET; **THENCE** S04°29'52"W ALONG SAID WEST LINE A DISTANCE OF 147.78 FEET; **THENCE** S01°57'11"W ALONG SAID WEST LINE A DISTANCE OF 32.81 FEET; **THENCE** S01°03'35"E ALONG SAID WEST LINE A DISTANCE OF 312.11 FEET; **THENCE** S01°57'11"W ALONG SAID WEST LINE A DISTANCE OF 509.15 FEET; **THENCE** JOGGING S88°12'26"E ALONG SAID WEST LINE A DISTANCE OF 58.58 FEET; **THENCE** S01°57'11"W ALONG SAID WEST LINE A DISTANCE OF 1312.61 FEET; **THENCE** JOGGING S46°57'11"W ALONG SAID WEST LINE A DISTANCE OF 63.36 FEET TO A POINT OF THE NORTH RIGHT OF WAY LINE OF FARM ROAD 160; **THENCE** N88°24'56"W ALONG SAID NORTH LINE A DISTANCE OF 2607.93 FEET TO THE **POINT OF BEGINNING**. **ALSO** INCLUDED IN THE SUBJECT AREA THE FOLLOWING. ALL OF THE CITY OF REPUBLIC, GREENE COUNTY AND MoDOT RIGHT OF WAY ENCOMPASSED BY AND OR ADJACENT TO THE ABOVE DESCRIBED LAND SITUATED IN THE NORTH HALF OF SAID SECTION 3.

SUBJECT LAND DESCRIBED ABOVE WAS PRODUCED REFERENCING A 2018 SURVEY OF SAID LAND RECORDED IN SURVEY RECORD BOOK 549, PAGE 2976 IN THE GREENE COUNTY RECORDERS OFFICE.

STATE OF MISSOURI
LS-2548
RANDAL S. PRESLEY
PROFESSIONAL LAND SURVEYOR
Randal S. Presley
08/13/2020



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-25 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Oakwood Heights 1st Addition, A Residential Subdivision Consisting of Approximately 4.30 Acres Located in the 2000 Block of East Hines Street.

Submitted By: Karen Haynes, Planning Director

Date: August 18, 2020

Issue Statement

Little Apple Investment Property, LLC has requested review and approval of a Preliminary Plat of approximately (4.30) acres, Oakwood Heights 1st Addition, consisting of (3) residential lots, zoned Multi-Family Residential (R-3), streets, and infrastructure.

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

Discussion and/or Analysis

The property subject to this Preliminary Plat Application is comprised of approximately (4.3) acres of land located at the 2000 Block of East Hines Street. The property is zoned Multi-Family Residential (R-3), the property contains no structures.

The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains (3) Multi-Family Residential (R-3) lots with a minimum required lot size of (2,500) square feet and consists of streets, open space, and detention areas. The Preliminary Plat of Oakwood Heights 1st Addition contains lots with an average size of (42,277) square feet.

Transportation Plan

The Preliminary Plat proposes (1) new Local Street connection to East Haley Street, (1) new street connection to East Hines Street, and (1) new Local Street connection to Mary Beth Street, as well as an area of ROW for a future street connection to the approximately (2.7) acre parcel to the west. The new public streets, internal to the subdivision, will include approximately (955) feet of street and sidewalk, which will be dedicated to the City during the Final Platting Process.

Water and Wastewater Master Plan

The referenced parcel contains sections of water, sanitary sewer, and stormwater pipes installed by a developer during construction of the townhomes to the west; these utility pipes were never tested and accepted, nor dedicated during Final Platting. Subsequent development will require testing of these systems and the construction of additional utility pipes to serve the development, as needed. The development will be served through the existing active and non-active (6) inch water mains, creating a looped water main system from East Mary Beth Street to Hines Street to East Haley Street.

The development will utilize the existing sanitary sewer mains; the sanitary system flows to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have the capacity to serve the potential development.

Zoning Code

The Preliminary Plat of Oakwood Heights 1st Addition has been platted for the construction of (3) multi-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

Floodplain: The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject parcel **does not** contain any identified sinkholes.

Stormwater: The Preliminary Plat indicates utilizing the existing Stormwater Detention Areas in the Oakwood Heights Subdivision to the west and the New Vista Subdivision to the east, both areas were originally sized to accommodate Multi-Family Residential development of the subject parcel. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.

Infrastructure Design: The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.



Recommended Action

Staff considers the **proposed Preliminary Plat in general conformity** with the requirements for **Preliminary Plats** and **is recommending approval of the application.**

RESOLUTION NO. 20-R-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING A PRELIMINARY PLAT FOR OAKWOOD HEIGHTS 1ST ADDITION, A RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 4.30 ACRES LOCATED IN THE 2000 BLOCK OF EAST HINES STREET

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the Planning and Zoning Commission and the City Council have adopted Subdivision Regulations governing the subdivision of land within the City; and

WHEREAS, the Planning and Zoning Commission and City Council have passed a Resolution adopting a Comprehensive Land Use Plan for the City; and

WHEREAS, the Planning and Zoning Commission and City Council have passed a Resolution adopting a Transportation Plan; and

WHEREAS, the Preliminary Plat for the Oakwood Heights 1st Addition residential subdivision consisting of approximately 4.30 acres and located at the 2000 Block of East Hines Street meets the requirements of the Ordinances of the City of Republic, the Subdivision Regulations, conforms to the Land Use Plan, and the Transportation Plan of the City; and

WHEREAS, the Planning and Zoning Commission by a vote of 4 Ayes to 0 Nays recommended the approval of the aforementioned Preliminary Plat to the City Council at its regular meeting on August 10, 2020.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. The Preliminary Plat for the Oakwood Heights 1st Addition subdivision, attached hereto as Exhibit A, shall serve as the guide to the development of the subdivision.
- Section 2. The Preliminary Plat substantially conforms with Chapter 410 of the City of Republic’s Municipal Code of Ordinances.
- Section 3. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 4. This Resolution shall become effective on and after the date of passage and approval as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 18th day of August 2020.

Matt Russell, Mayor

RESOLUTION NO. 20-R-25

Attest:

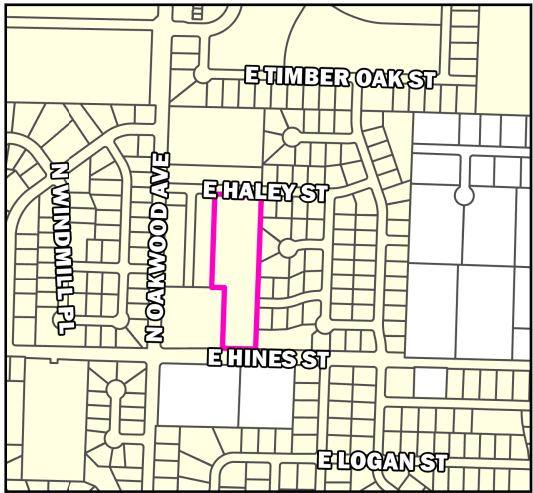
Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.08.11 09:24:56 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

SUBD-PRE 20-002 Preliminary Plat

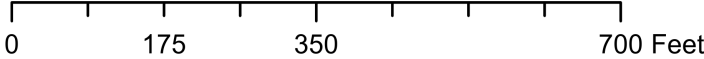
Vicinity Map



Legend

- SUBD-PRE 20-002
- Parcels
- City Limits

Parcel Owner: Little Apple Investment Property, LLC
 Parcel Address: N Oakwood Ave
 Area: 4.19 Acres:
 Existing Zoning: Multi-Family Residential (R-3)



City of Springfield GIS



PRELIMINARY PLAT
 OAKWOOD HEIGHTS 1ST ADDITION
 A PART OF THE SW 1/4 OF THE SE 1/4 OF
 SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST
 REPUBLIC, GREENE COUNTY, MISSOURI

OWNER

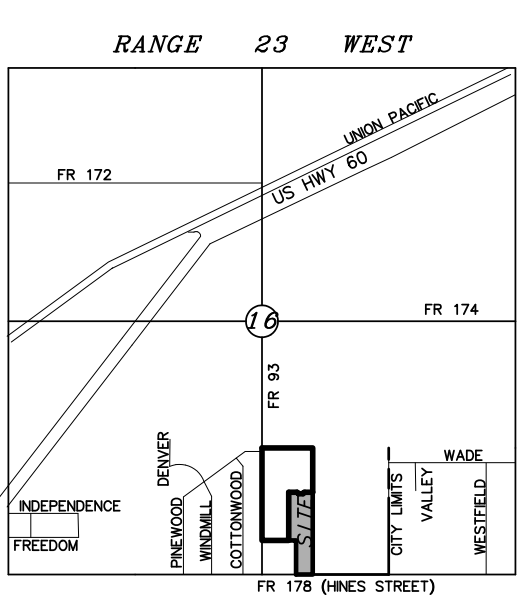
LITTLE APPLE INVESTMENT
 PROPERTY LLC
 KENNETH APPLEBERRY
 ROUTE 2 BOX 2765
 SEYMOUR MO 65746
 417-840-8445
 Bappleberr@aol.com

PROPERTY DESCRIPTION

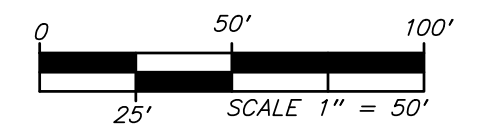
All that part of the SW1/4 of the SE1/4 of Section 16, Township 28 North, Range 23 West, City of Republic, Greene County, Missouri, described as follows: COMMENCING at the Northwest corner of said SW1/4 of the SE1/4; THENCE South 88°30'11" East, with the North line of said SW1/4 of the SE1/4, a distance of 549.17 feet to a point for corner; THENCE South 01°58'53" West a distance of 462.95 feet to the point of beginning; THENCE South 01°58'53" West a distance of 844.79 feet to a point on the North Right of Way Line of Farm Road 178 for corner; THENCE North 88°33'57" West along said North Right of Way Line a distance of 178.72 feet to a point for corner; THENCE North 00°40'00" East a distance of 346.31 feet to a point for corner; THENCE North 88°56'51" West a distance of 63.35 feet to a point for corner; THENCE North 01°58'53" East a distance of 501.30 feet to a point for corner; THENCE South 88°01'07" East a distance of 85.00 feet to a point on a curve; THENCE along a curve to the right having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, and a chord which bears South 43°01'07" East having a chord distance of 21.21 feet to a point on a line; THENCE South 88°01'07" East a distance of 50.00 feet to a point on a curve; THENCE along a curve to the right having a radius of 15.00 feet, a delta of 90°00'00", an arc length of 23.56 feet, and a chord which bears North 46°58'53" East having a chord distance of 21.21 feet to a point on a line; THENCE South 88°01'07" East a distance of 85.00 feet to the POINT OF BEGINNING, and containing 4.30 acres of land, more or less, subject to easements and/or rights of way.

CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	90°00'00"	23.56'	21.21'	15.00'	S 43°01'07" E
2	15.00'	90°00'00"	23.56'	21.21'	15.00'	N 46°58'53" E
3	15.00'	90°00'00"	23.56'	21.21'	15.00'	S 43°01'07" E
4	15.00'	90°00'00"	23.56'	21.21'	15.00'	N 46°58'53" W
5	15.00'	90°32'50"	23.71'	21.31'	15.14'	S 43°17'32" E



SCALE 1" = 2000'
 LOCATION SKETCH



BENCHMARK
 MISSOURI GEOGRAPHIC
 REFERENCE SYSTEM
 MONUMENT GR-50
 NORTHING 422144.24
 EASTING 1372101.11
 ELEVATION 1227.36
 VERTICAL DATUM NAVD 1988

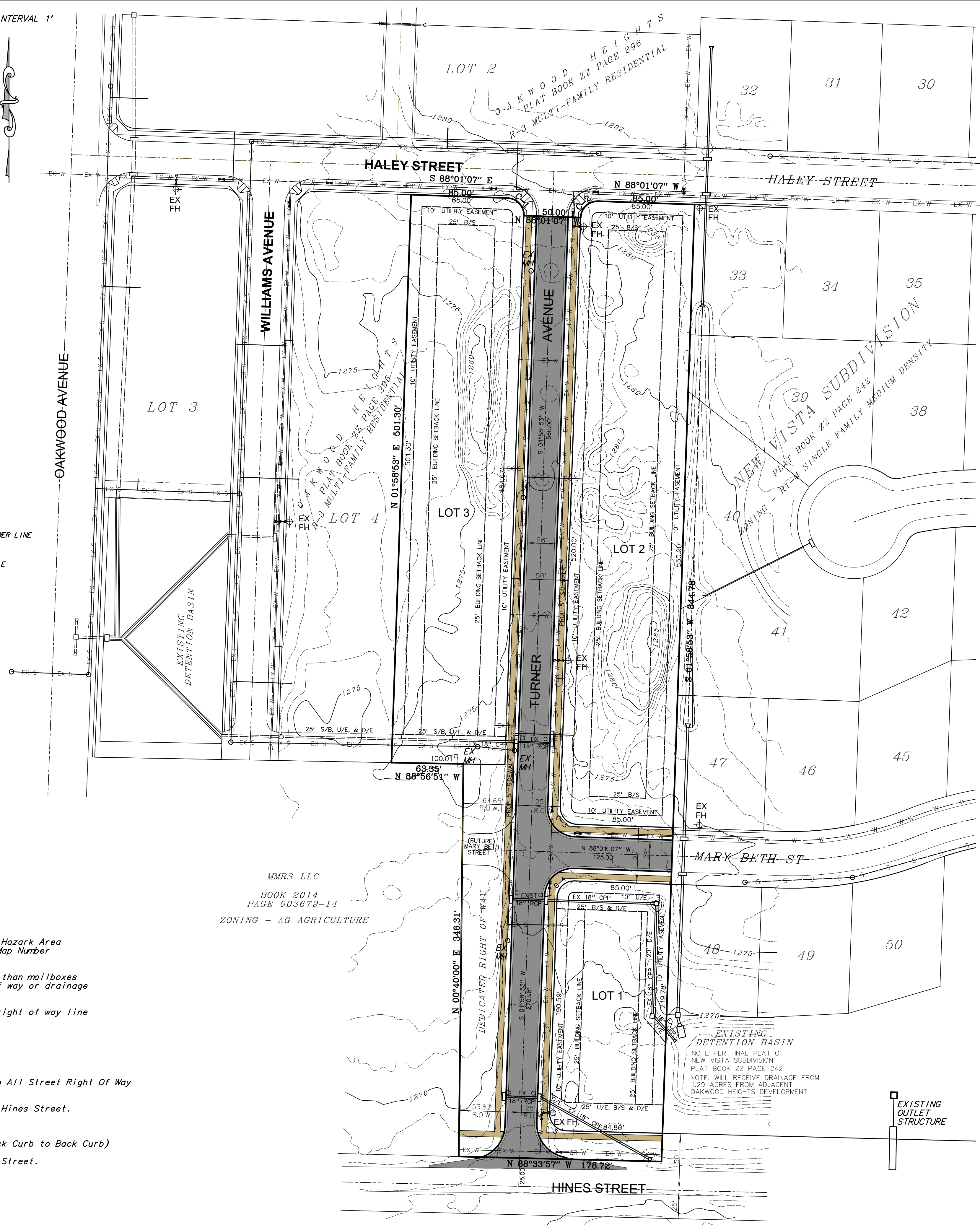
BASIS OF BEARINGS
 GRID NORTH
 MISSOURI COORDINATE SYSTEM OF 1983
 CENTRAL ZONE

LEGEND

- 1330 --- EXISTING CONTOURS
- — — — — PROPERTY LINE
- — — — — EXISTING SANITARY SEWER LINE
- — — — — EXISTING WATER LINE
- — — — — SANITARY SEWER MANHOLE
- — — — — CURB INLET

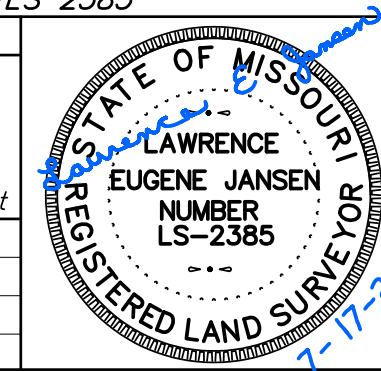
SITE INFORMATION

Total Area = 4.30 Acres
 Total Number Of Lots - 3
 Area in Lots 2.91 Acres
 LOT AREAS
 LOT 1 21928 sq. ft. (0.50341 acres)
 LOT 2 54903 sq. ft. (1.26041 acres)
 LOT 3 50000 sq. ft. (1.14785 acres)
 Area in Street Right of Way 1.39 Acres
 Zoning = R-3 MULTI-FAMILY RESIDENTIAL
 Source of Title Book 2019 Page 035453-19
 This Property Does Not Lie Withing A Flood Hazark Area
 As Determined By The Flood Insurance Rate Map Number
 29077 C 0314 E Dated 12-17-2010.
 No fences, plantings or obstructions other than mailboxes
 permitted within the limits of any right of way or drainage
 easement.
 No structures are to be built between the right of way line
 and building setback line.
 Minimum Building Setbacks:
 Front - 25 Feet
 Rear - 25 Feet
 Side Adjacent to Street - 25 Feet
 There is a 10' Utility Easement Adjacent To All Street Right Of Way
 And Along The Rear Of All Lots.
 No Direct Access Permitted From Any Lot To Hines Street.
 Proposed Street Right of Way Width 50 Feet.
 Proposed Street Pavement Width 28 Feet (Back Curb to Back Curb)
 5' Wide Sidewalk Proposed On Both Sides Of Street.



KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E JANSEN, DO HEREBY
 DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN
 ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER
 MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE
 PERSONAL SUPERVISION OF LAWRENCE E JANSEN LS 2385 IN ACCORDANCE WITH
 THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN
 ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E Jansen
 LAWRENCE E. JANSEN PLS 2385
 CLASS OF SURVEY "URBAN"
 EP --- EXISTING IRON PIN
 SP --- SET IRON PIN
 ---X--- FENCELINE
 S/B --- Setback Line
 U/E --- Utility Easement
 D/E --- Drainage Easement
 Job No.: 2005-004
 Date: 7-17-2010
 Drawn By: LEJ
 Checked By: LEJ



DATE 7-17-20

GLOBAL
 PRECISION SURVEYING, L.L.C.
 P.O. BOX 790, REPUBLIC, MO 65738
 PHONE (417) 888-0300 FAX (417) 888-0335
 CERTIFICATE OF AUTHORITY
 NUMBER LS-2010000563



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-26 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the Purchase of One Police Vehicle.

Submitted By: Jamie Burks, Operations Lieutenant

Date: August 11, 2020

Issue Statement

To approve the purchase of one (1) new Police vehicle to replace one (1) crashed patrol vehicle and outfitting of the vehicle with appropriate safety equipment.

Discussion and/or Analysis

The Republic Police Department would like to purchase one (1) 2020 Ford Police Interceptor from Republic Ford at \$36,333.00 for the Patrol Division, replacing one crashed vehicle in the department fleet. The dealership is meeting the State Bid amount on this vehicle. The vehicle will be outfitted with the appropriate safety equipment to make it functional.

The Finance Director has reviewed the department's 2020 budget and determined we have the funds available and is recommending the purchase.

Recommended Action

Police Chief Sells recommends approving the purchase and outfitting of one (1) new Police vehicle for the department fleet, not to exceed \$36,333.00 for the purchase of the vehicle and up to \$3,000.00 for the necessary safety equipment, totaling \$39,333.00.

RESOLUTION NO. 20-R-26

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
AUTHORIZING THE PURCHASE OF ONE POLICE VEHICLE**

WHEREAS, the City of Republic, Missouri (herein called the "City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the City desires to purchase one new Ford Explorer to fill the needs of the Police Department fleet and outfit it with the appropriate safety equipment; and

WHEREAS, the new vehicle will be purchased under the Missouri State Bid Purchase Agreement; and

WHEREAS, this replacement vehicle will improve the safety of our officers and the public in the delivery of service.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:


- Section 1. Republic Ford, pursuant to the Missouri State Bid Purchase Agreement, is selected to provide one new Ford Explorer to the City.
- Section 2. The purchase price of the new police vehicle shall not exceed a total cost of \$36,333.00 for the vehicle and \$3,000.00 for the safety equipment package, totaling \$39,333.00.
- Section 3. The City Administrator, or his designee, on behalf of the City, is authorized to take the necessary steps to implement this Resolution.
- Section 4. This Resolution shall become effective on and after the date of passage and approval as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Matt Russell, Mayor

Attest:

City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.08.10 15:30:52
-05'00', City Attorney

Final Passage and Vote: _____