



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

**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

**Call Meeting to Order**

**Opening Prayer**

**Pledge of Allegiance to the United States Flag**

Mayor's Announcements, Appointments, and Vote

1. Election of Acting 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. 610.021.*

#### **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 a 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 15<sup>th</sup>; 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 15<sup>th</sup>, 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

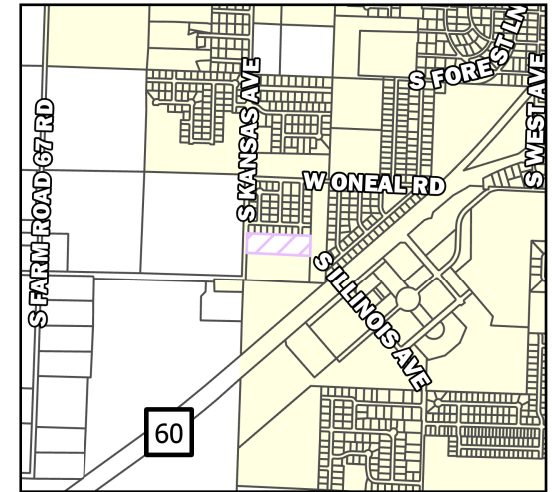
Approved as to Form:  Digitally signed by Scott Ison  
Date: 2020.06.25 13:03:31 -05'00', Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_

# ANNX 20-003: 688 S Kansas Ave

Item 5.

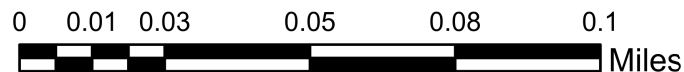
## Vicinity Map



## 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



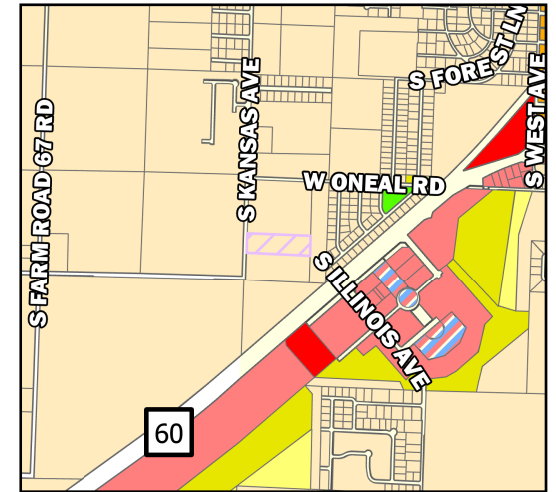
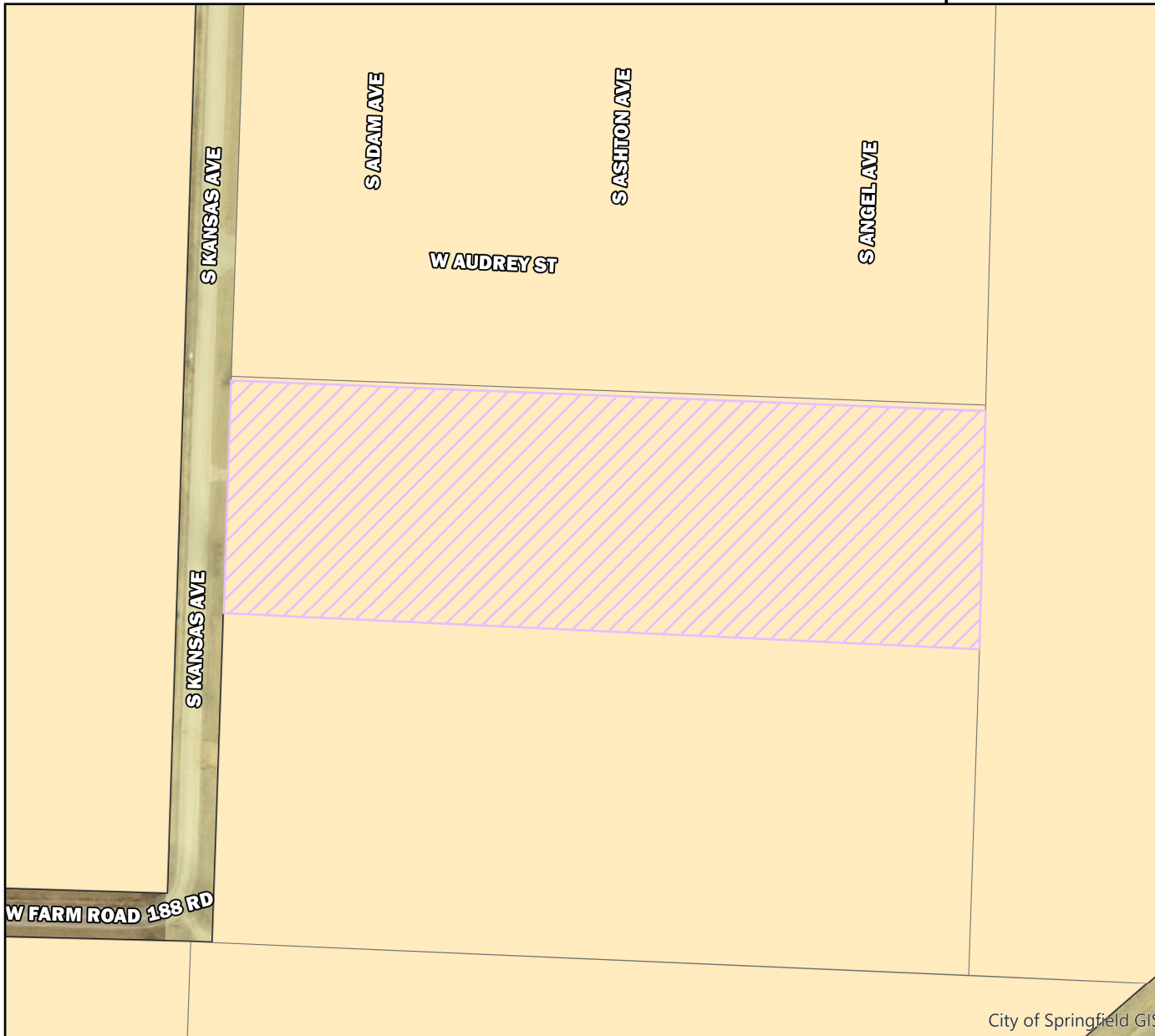
City of Springfield GIS



# ANNX 20-003: 688 S Kansas Ave

Item 5.

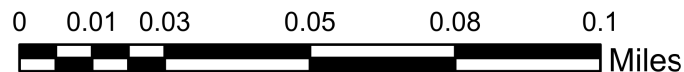
## Future Land Use Map



### 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

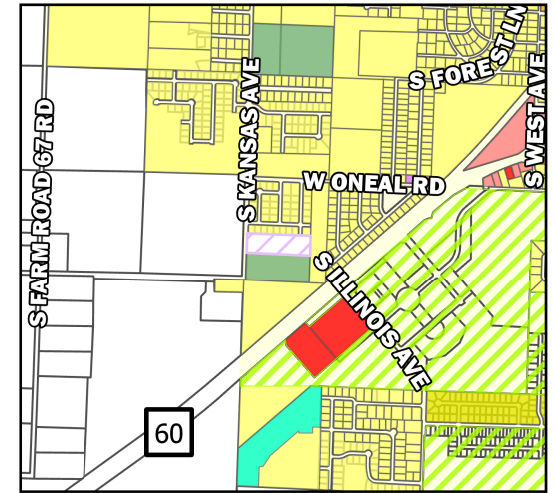
Parcel Owner: Cleo Smith  
 Parcel Address: 688 S Kansas Ave  
 Area: 5 Acres  
 Existing Zoning: Agricultural (Greene County)  
 Future Land Use Designation: Low Density Residential



# ANNX 20-003: 688 S Kansas Ave

Item 5.

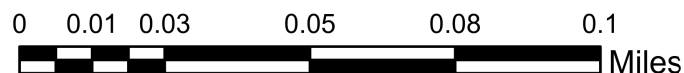
## Zoning Map



### 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 3 day of June, 2020

Owner's Signature: Cleo E. Smith

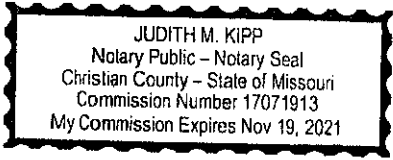
Date: 6/3/20

State of Missouri )  
 ) ss  
County of Greene )

I, Judith M. Kipp, a notary public, do hereby certify that on the 3<sup>rd</sup> day of June 2020 personally appeared before me, Cleo E. 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)



**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

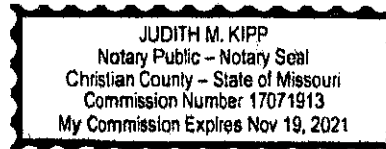
Owner's Signature: Sandra S. Smith Date: 6/3/20

State of Missouri )  
 ) ss  
County of Greene )

I, Judith M. Kipp a notary public, do hereby certify that on the 3<sup>rd</sup> 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

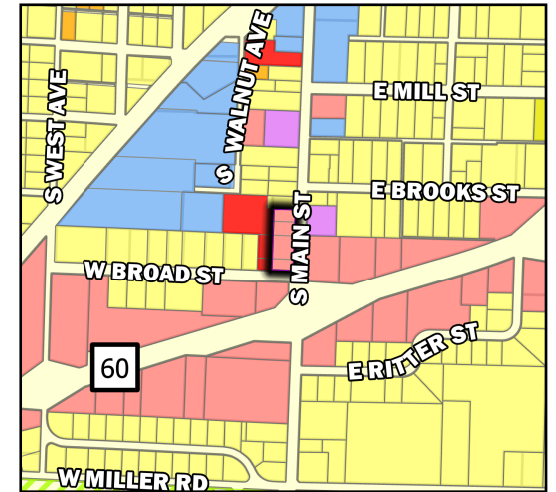
Approved as to Form:  Digitally signed by Scott Ison  
Date: 2020.08.11 09:28:51 -05'00', Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_

# REZN 20-006: 317 South Main Street

Item 6.

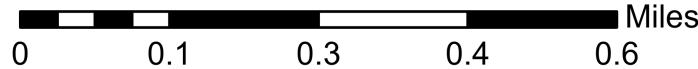
## Zoning Map



### 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

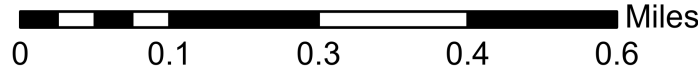
Item 6.

## Vicinity Map



## Legend

-  Republic City Limits
-  Parcels



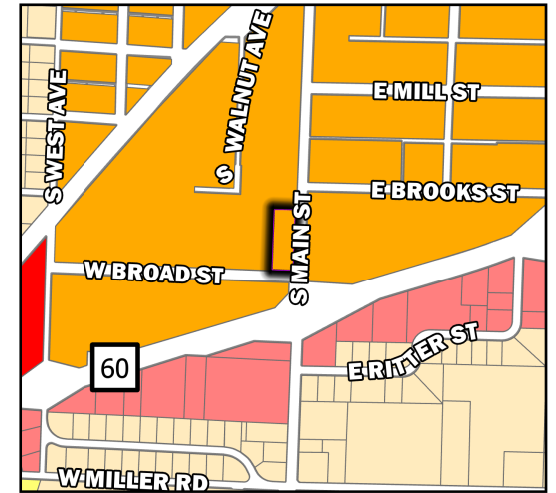
Parcel Owner: Rite Development Inc  
Parcel Address: 317 South Main Avenue  
Area: Acres: 0.91  
Existing Zoning: Local Commercial (C-1)  
Requested Zoning: General Commercial (C-2)  
Future Land Use Designation: Main Street District



# REZN 20-006: 317 South Main Street

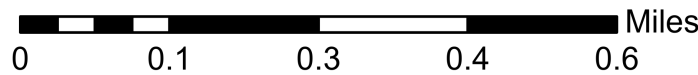
Item 6.

## 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.

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 20-006

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

I don't know if storage units fits in with this area

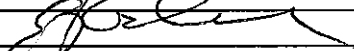
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Eric Pedersen

Commissioner Signature:



Date:

8/10/20



# Findings of Fact

Date of Hearing:

Time:

Type of Application:

08/10/2020

7:00PM

Rezone

Name of Applicant:

Location:

REZN 20-006

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

Conforming to the City's adopted Land Use Plan

Yes  No

Conforming to the City's adopted Transportation Plan

Yes  No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

Yes  No

Compatible with surrounding land uses

Yes  No

Able to be adequately served by municipal infrastructure

Yes  No

Aligned with the purposes of RSMo. 89.040

Yes  No

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

CYNTHIA HYDER

C. Hyder

8/10/2020

# Findings of Fact

Date of Hearing:

Time:

Type of Application:

08/10/2020

7:00PM

Rezone

Name of Applicant:

Location:

REZN 20-006

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

Conforming to the City's adopted Land Use Plan

Yes  No

Conforming to the City's adopted Transportation Plan

Yes  No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

Yes  No

Compatible with surrounding land uses

Yes  No

Able to be adequately served by municipal infrastructure

Yes  No

Aligned with the purposes of RSMo. 89.040

Yes  No

## Statement of Relevant Facts Found:

Flum for area has commercial in description  
There is ability to serve water  
Traffic study not required

Based on these findings, I have concluded to recommend the application to the City Council for:

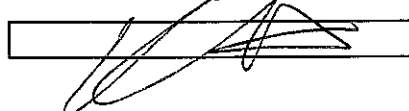
Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

Kevin Hawn



8/10/20

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 20-006

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

RAWSON BURT III

Commissioner Signature:

*[Handwritten Signature]*

Date:

8-10-20



## 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

DRURY

DETECTION AREA

BROOKLINE BUSINESS PARK PHASE ONE

CMT  
2018/001201-18  
LOT 5

EMPIRE

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

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

L4  
NS02°24'30"E  
117.025'  
VACATED ROAD  
S02°24'30"W  
397.10'

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

POINT OF BEGINNING

60'  
S88°17'37"E  
305.60'  
VACATED ROAD

50'  
L1

972.77'  
N88°17'37"W

494.76'  
S88°17'37"E

471.06'  
S88°18'22"E

1274.36'  
N88°18'22"W

804.08'  
S88°17'02"E

VACATED ROAD

L2

JAMES RIVER BUSINESS CENTER

STATE HIGHWAY "MM"

DETECTION AREA

CARNAHAN WHITE, INC.  
LOT 1,

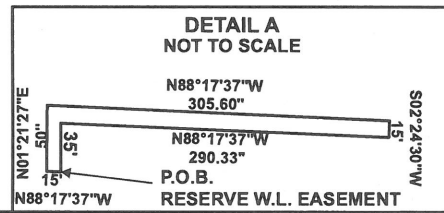
WARREN DAVIS PROP. XXII, LLC



Randal S. Presley 7-7-2020

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.

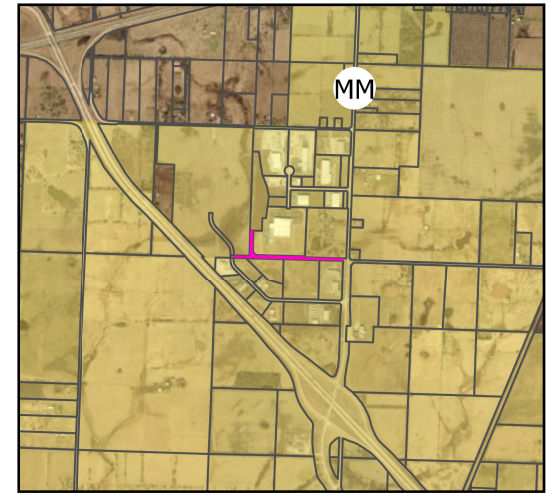
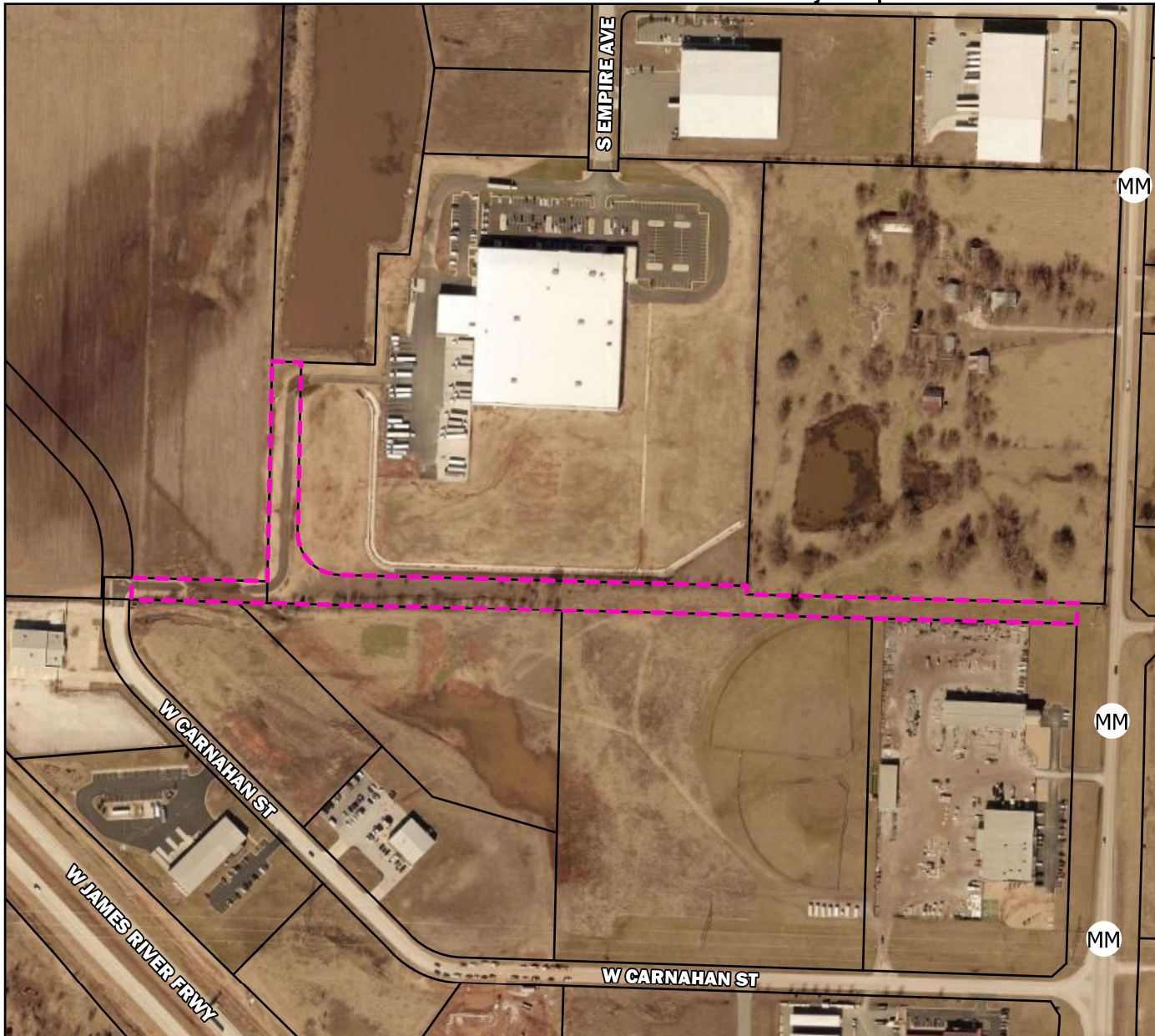
THIS EXHIBIT WAS PRODUCED BY THE PUBLIC WORKS DEPT. OF THE CITY OF REPUBLIC, MO. AS A VISUAL AID  
DEPICTING THE APPROXIMATE CONFIGURATION OF VACATION AND RESERVATIONS DESCRIBED IN EXHIBIT "A".  
THIS IS NOT A BOUNDARY SURVEY.





# VACA 20-002

Item 7.

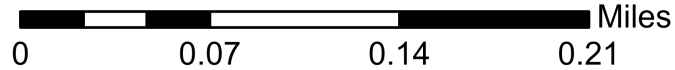
## Vicinity Map



### Legend

-  Parcels
-  VACA 20-002

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



# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 20-002

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Erik Pedersen

Commissioner Signature:

*Erik Pedersen*

Date:

8/10/20

# Findings of Fact



Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 20-002

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

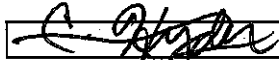
- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:



CYNTHIA HYDER

Commissioner Signature:



Date:

8/10/2020

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 20-002

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

No impact on any services

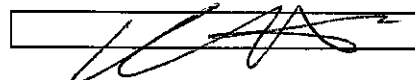
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Kevin Havn

Commissioner Signature:



Date:

8/10/20

# Findings of Fact



Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 20-002

Location:

City Hall

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

Approval  Denial

Commissioner Name:

RANSON ELLISTON

Commissioner Signature:

*Ranson Elliston*

Date:

8-10-20



## 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

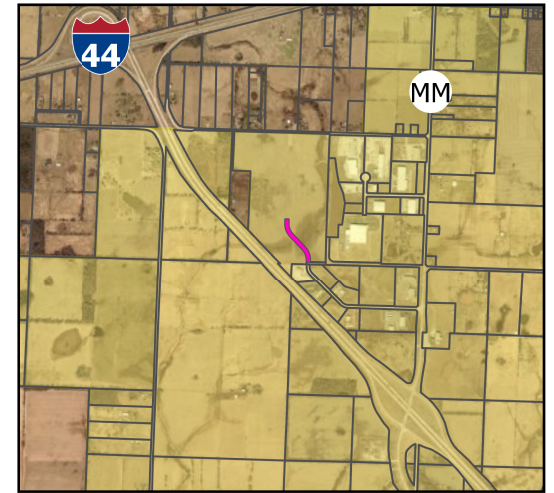
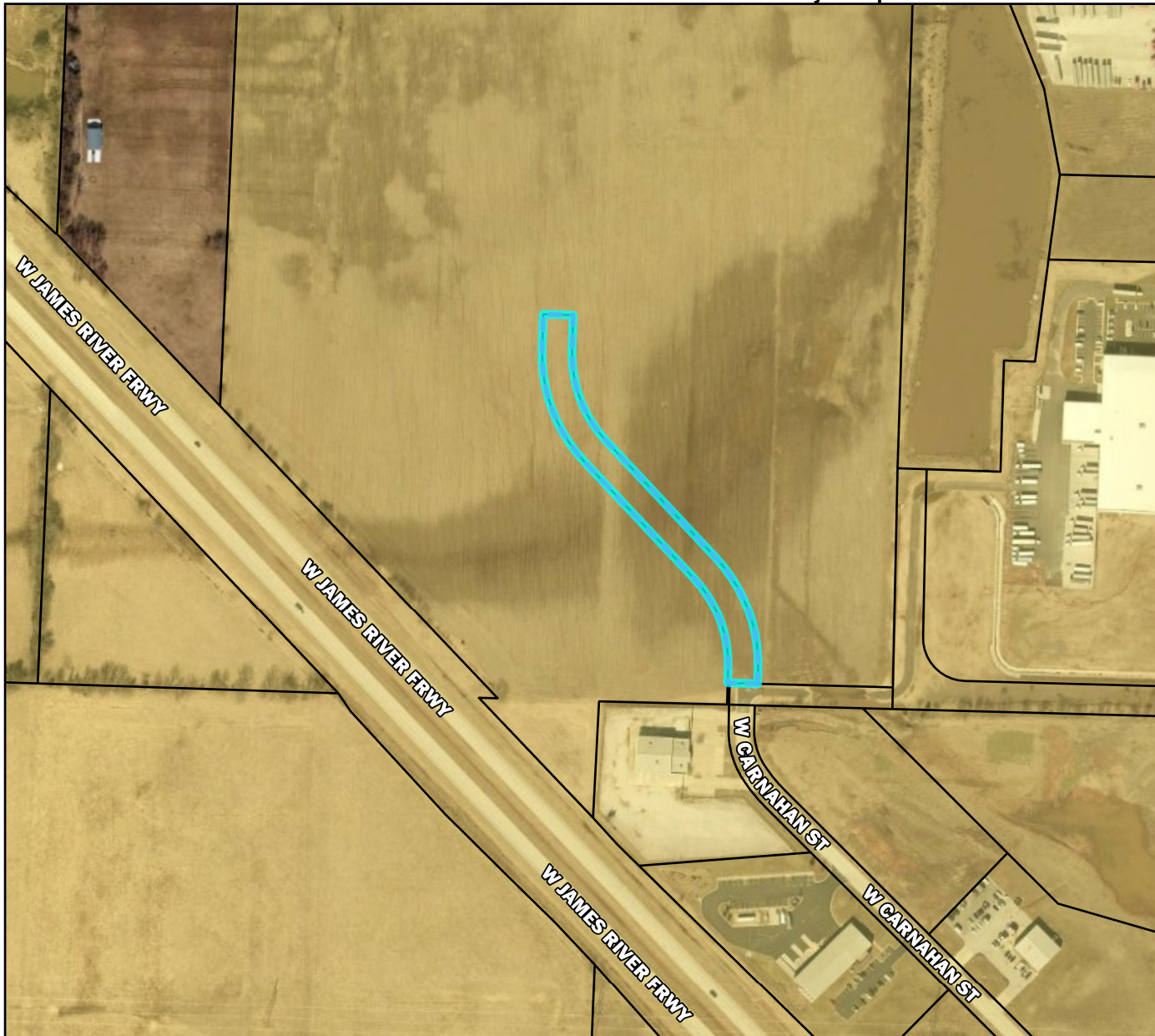
Approved as to Form:  Digitally signed by Scott Ison  
Date: 2020.08.11 09:38:23  
-05'00', Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_




# VACA 20-003

Item 8.

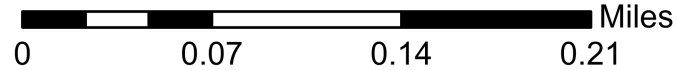
## Vicinity Map



### 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.

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 20-003

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Erik Pedersen

Commissioner Signature:

*Erik Pedersen*

Date:

8/10/20

# Findings of Fact

Date of Hearing:  Time:  Type of Application:

Name of Applicant:  Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:  Approval  Denial

Commissioner Name:  Commissioner Signature:  Date:

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 20-003

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

No impact on any areas

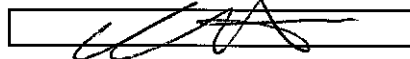
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Kevin Han

Commissioner Signature:



Date:

8/10/20

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 20-003

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

RAWSON ELIZABETH

Commissioner Signature:

*[Handwritten Signature]*

Date:

8-10-20





## 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

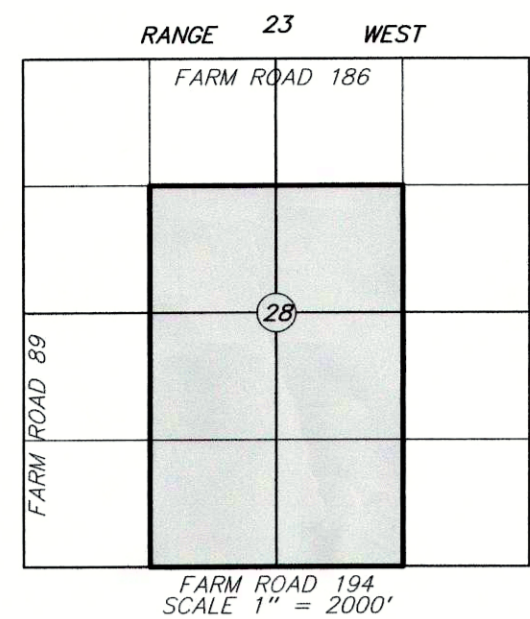
Attest:

\_\_\_\_\_  
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: \_\_\_\_\_

# PRELIMINARY SITE PLAN THE LAKES AT SHUYLER RIDGE A PLOT ASSIGNMENT DISTRICT A PART OF SECTION 28, T 28 N, R 23 W GREENE COUNTY, MISSOURI



**OWNER**  
CHARLES L. BLOUNT  
1200 E WOODHURST DRIVE  
SPRINGFIELD MO 65804

**DEVELOPER**  
MISSOURI PARTNERS INC.  
STEVE REDFORD  
180 MALL ROAD, SUITE 1  
HOLLISTER, MO 65672  
417-336-8798  
FAX 417-337-5598

Station	Radius	Delta	Length	Chord	Angle	Chord Bearing
1	150.00'	49°08'58"	150.00'	126.48'	35.94'	N 71°10'12" E
2	150.00'	19°43'58"	150.00'	128.00'	26.12'	N 62°14'45" E
3	150.00'	44°13'58"	150.00'	122.50'	81.45'	N 37°04'48" E
4	150.00'	24°48'58"	150.00'	124.80'	69.25'	N 27°10'12" E
5	150.00'	34°48'58"	150.00'	124.80'	69.25'	N 17°10'12" E
6	150.00'	44°13'58"	150.00'	122.50'	81.45'	N 07°10'12" E
7	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
8	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
9	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
10	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
11	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
12	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
13	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
14	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
15	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
16	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
17	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
18	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
19	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
20	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
21	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
22	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
23	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
24	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
25	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
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44	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
45	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
46	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
47	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
48	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
49	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
50	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
51	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
52	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
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58	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
59	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
60	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
61	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
62	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
63	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
64	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
65	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
66	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
67	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
68	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
69	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
70	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
71	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
72	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
73	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
74	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
75	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
76	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
77	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
78	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
79	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
80	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
81	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
82	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
83	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
84	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
85	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
86	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
87	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
88	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
89	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
90	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
91	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
92	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
93	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
94	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
95	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
96	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
97	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
98	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
99	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E
100	150.00'	49°08'58"	150.00'	126.48'	103.56'	N 01°10'12" E

PHASE 3:  
62 LOTS PROPOSED

FUTURE BAILEY AVE  
~3400 LINEAR FEET  
SECONDARY  
ARTERIAL

PHASE 2:  
77 LOTS

PHASE 1:  
163 LOTS

FUTURE PHASE(S):  
APPROXIMATELY  
220 LOTS

**Property Description**

A tract of land, situated in Section 28, Township 28 North, Range 23 West, Greene County, Missouri, and more particularly described as follows: Beginning at an Existing Iron Pin at the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 28; THENCE South 89 degrees 12 minutes 31 seconds East along the North Line of said Southeast Quarter of the Northwest Quarter a distance of 1,339.21 feet to the Northeast Corner of said Southeast Quarter of the Northwest Quarter; THENCE South 89 degrees 13 minutes 36 seconds East along the North Line of the Southwest Quarter of the Northeast Quarter of said Section 28 a distance of 1,341.46 feet to the Northeast Corner of said Southwest Quarter of the Northeast Quarter; THENCE South 01 degrees 27 minutes 46 seconds West along the East Line of said Southwest Quarter of the Northeast Quarter a distance of 1,327.25 feet to an Existing Iron Pin at the Northeast Corner of the Northwest Quarter of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28; THENCE North 89 degrees 01 minutes 25 seconds West along the East Line of said Southwest Quarter of the Southwest Quarter a distance of 2,655.78 feet to the Southeast Corner of said Southwest Quarter of the Southwest Quarter of said Section 28; THENCE North 89 degrees 01 minutes 25 seconds West along the South Line of said Southwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28 for corner; THENCE North 01 degrees 31 minutes 51 seconds East along the West Line of said Southwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28 for corner; THENCE North 01 degrees 31 minutes 51 seconds East along the West Line of said Southwest Quarter of the Southwest Quarter of the Southwest Quarter of said Section 28 a distance of 1,329.10 feet to the POINT OF BEGINNING, and containing 245.15 acres of land, more or less, subject to easements and/or rights of way.

**SITE INFORMATION**

TOTAL AREA = 245.15 ACRES AREA IN LOTS = 130.40 ACRES  
TOTAL AREA OF ROAD RIGHT OF WAY = 48.11 ACRES  
TOTAL AREA OF COMMERCIAL LOTS = 31.76 ACRES  
TOTAL COMMON AREA = 34.87 ACRES  
TOTAL NUMBER OF LOTS = 520 RESIDENTIAL LOTS AND 2 COMMERCIAL LOTS  
AVERAGE RESIDENTIAL LOT SIZE 10,923 S.F.  
MIN. LOT WIDTH = 80' MIN. LOT SIZE = 9,000 S.F.  
WASTEWATER DISPOSAL - CITY OF REPUBLIC SANITARY SEWERAGE SYSTEM  
WATER SUPPLY - CITY OF REPUBLIC WATER SYSTEM  
ELECTRICAL SUPPLY - EMPIRE ELECTRIC  
GAS SUPPLY - MISSOURI GAS ENERGY  
SETBACKS - FRONT = 25 FEET  
- REAR = 25 FEET  
- SIDE = 6 FEET  
ALL EASEMENTS 15' WIDE.

KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAN 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 GREENE COUNTY, MISSOURI.

Lawrence E. Jansen 11-19-04  
P.L.S. # 2385 DATE

0 200' 400' BASIS OF BEARINGS  
100' SCALE 1" = 200' GRID NORTH

Address: WEST FARM ROAD 194  
Job No.: 0410-014  
Date: 11-19-2004  
Drawn By: LJ  
Checked By: LJ

EP - EXISTING IRON PIN  
SP - SET IRON PIN  
P - PLAT DISTANCE  
M - MEASURED DISTANCE  
D - DEED DISTANCE

**ZARK MOUNTAIN**  
Consultants Engineers & Surveyors Inc.  
P.O. Box 6368 (417) 885-6590  
Springfield, MO 65801 Fax (417) 882-4228



## 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

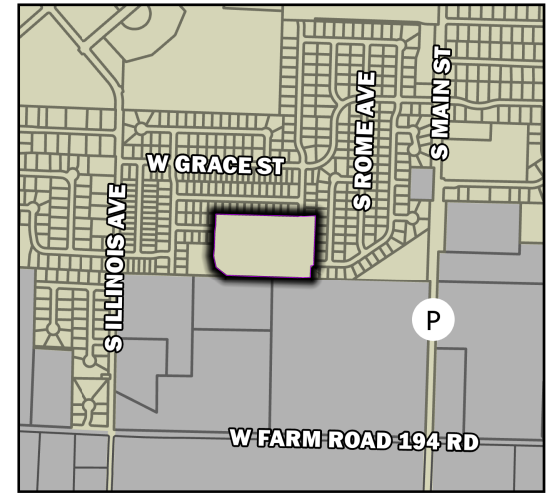
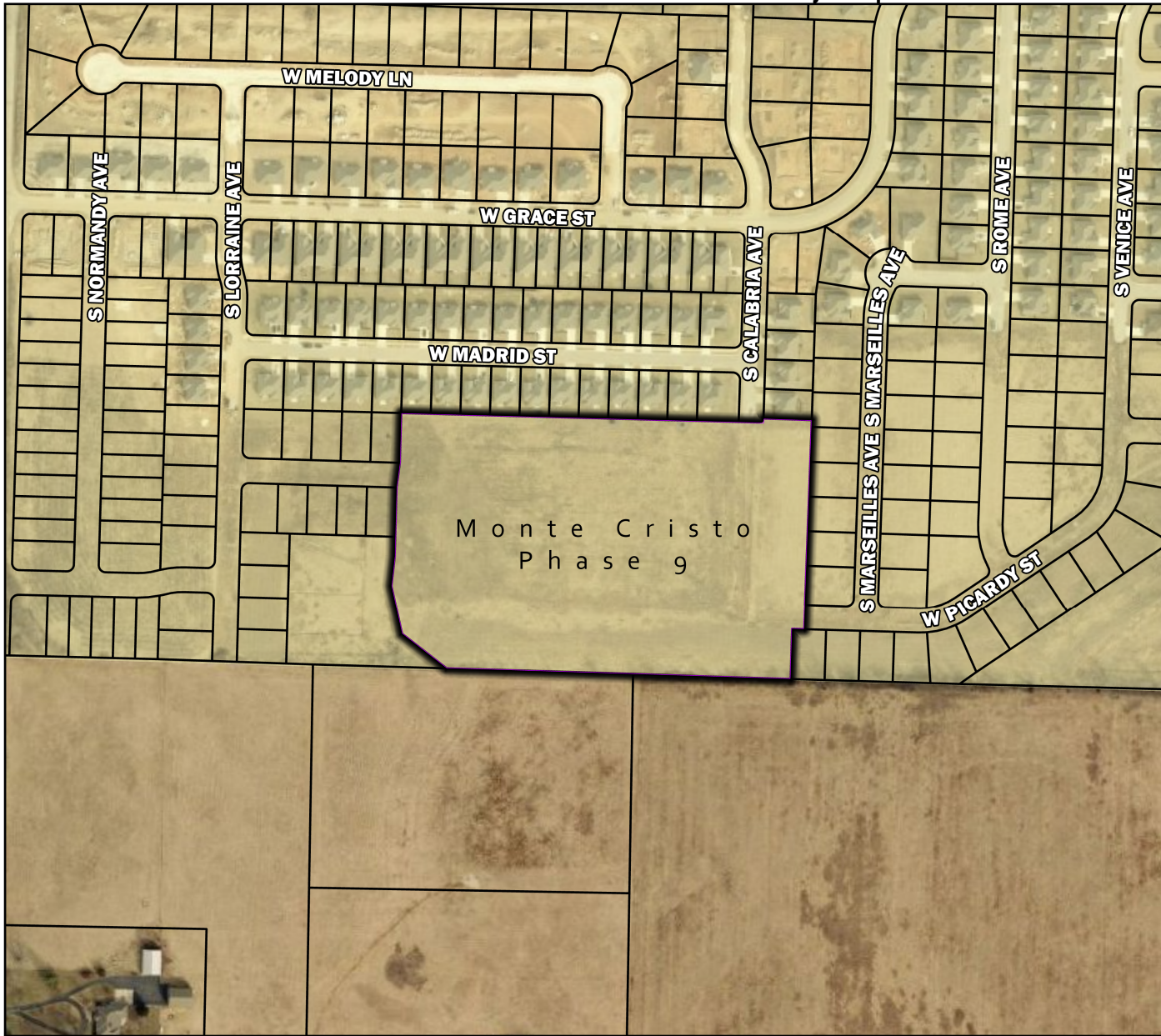
Approved as to Form:  Digitally signed by Scott Ison  
Date: 2020.08.10 14:35:28 -05'00', Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_

# SUBD-MJR 20-003: Monte Cristo Ph 9

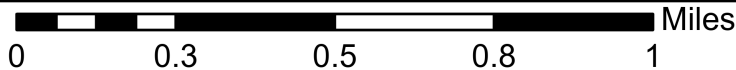
Item 10.

### 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 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.

SPACE RESERVED FOR GREENE COUNTY RECORDER

### 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 THE \_\_\_\_\_ 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:

### OWNER'S DEDICATION:

AS OWNER I, MIKE SEITZ, MANAGING MEMBER OF RLDC, LLC HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

MIKE SEITZ, MANAGING MEMBER, RLDC, LLC

DATE:

### ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI )  
COUNTY OF GREENE ) SS

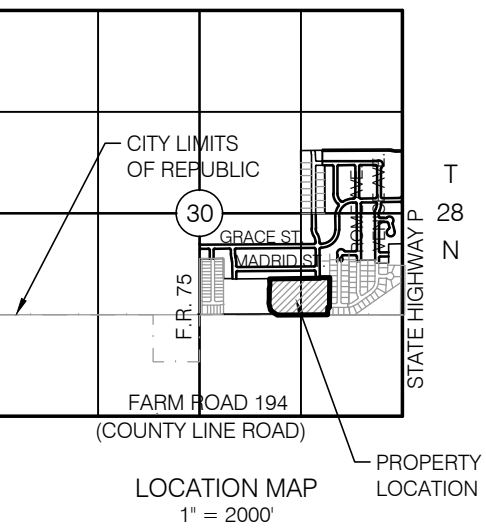
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF RLDC, LLC, LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE ENTITY, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAID LIMITED LIABILITY COMPANY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN \_\_\_\_\_ COUNTY, MISSOURI.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### DRAINAGE/Common AREA NOTE:

CITY OF REPUBLIC RIGHTS. NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY WITHIN THIS DECLARATION, AND IN CONJUNCTION WITH THE POWERS GRANTED TO THE CITY OF REPUBLIC UNDER TITLE IV, LAND USE, ET SEQ., AS AMENDED, READOPTED OR RE-CODIFIED FROM TIME TO TIME, WHICH IS INCORPORATED HEREIN BY REFERENCE, IN THE EVENT FOR ANY REASON THE ASSOCIATION SHOULD FAIL TO MAINTAIN ANY COMMON AREA OR AREAS, OR IN THE EVENT THE ASSOCIATION SHOULD BE DISSOLVED FOR ANY REASON OR CEASE TO EXIST, AND THE LOT OWNERS (UNIT OWNERS FOR CONDOMINIUMS) FAIL TO MAINTAIN SUCH COMMON AREA OR AREAS, THEN THE CITY SHALL HAVE THE RIGHT AND FULL AUTHORITY AND ABILITY TO INTERCEDE AND MAINTAIN THE COMMON AREAS AND ASSESS THE CITY'S COSTS OF SAME TO THE LOT OWNERS (OR UNIT OWNERS) WITHIN THE SUBDIVISION (OR CONDOMINIUM) OR ANY LOT (UNIT) OR PARCELS PREVIOUSLY SERVED BY THE ASSOCIATION OR ANY OF THE COMMON AREAS OF THE SUBDIVISION (CONDOMINIUM), ON A PRO RATA BASIS OF SQUARE FOOTAGE OF THE LOTS (UNITS) WITHIN THE AREA PREVIOUSLY SERVED BY THE ASSOCIATION AND SUCH SHALL RUN AS A LIEN AGAINST THE LOTS. THE CITY SHALL BE GIVEN THE POWER PROVIDED HEREIN, AS WELL AS ANY OTHER REMEDY AVAILABLE TO IT UNDER LAW, TO SET AND ENFORCE SUCH ASSESSMENTS TO PAY FOR THE MAINTENANCE OF, OR ABATEMENT OF ANY NUISANCE CONTAINED IN, ANY COMMON AREA OR AREAS.



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: JAMES A. VAUGHAN, MISSOURI PROFESSIONAL LAND SURVEYOR, NUMBER PLS-2555

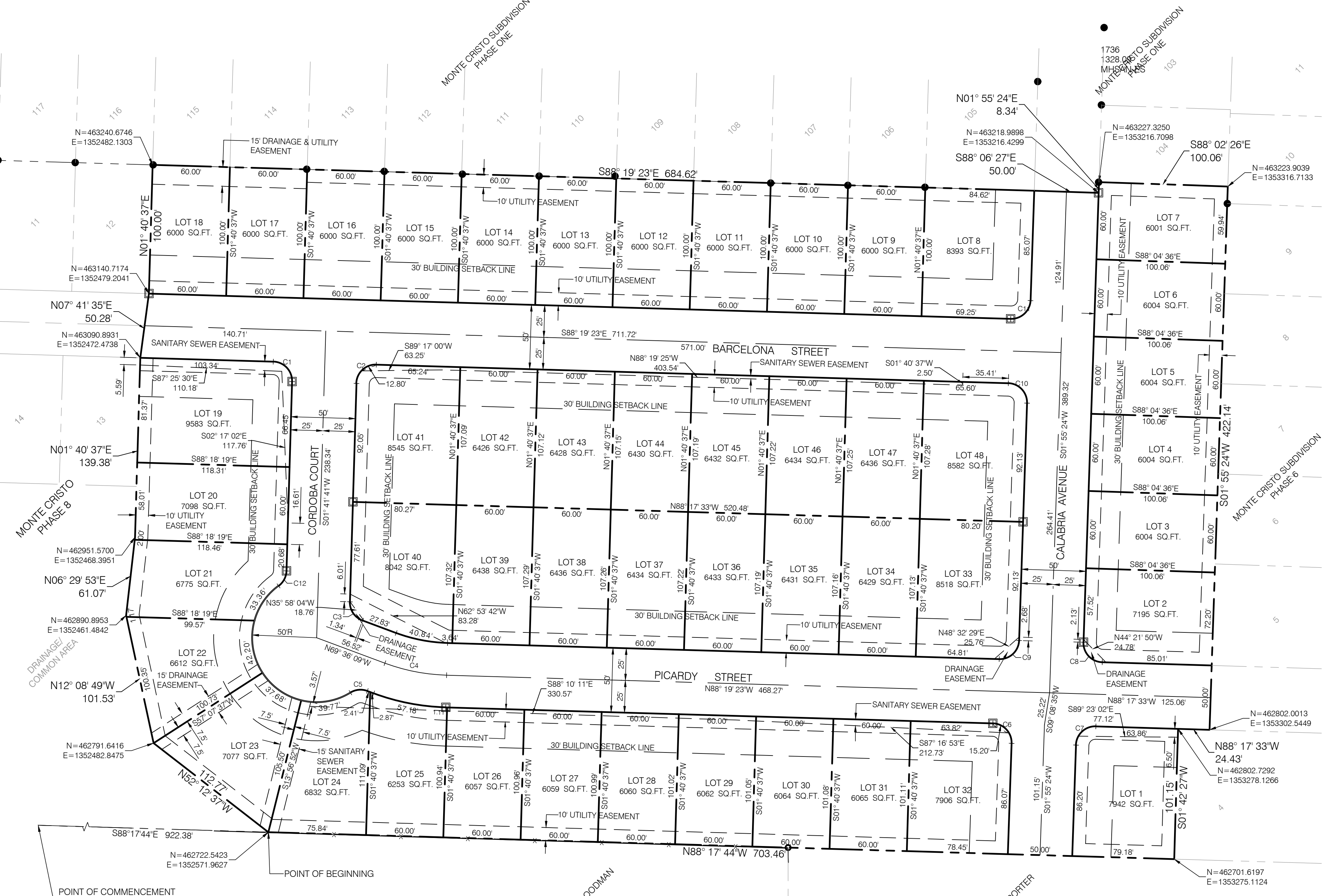
FINAL PLAT OF  
MONTE CRISTO SUBDIVISION PHASE 9

SE1/4 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 N1/2 SE1/4  
SEC. 30, TWP. 28N, RNG. 23W

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING



## 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

Date: August 18, 2020

### Issue Statement

To approve property tax levies for the year 2020 in accordance with the recommendations from the Missouri State Auditor's Office.

### Discussion and/or Analysis

The City of Republic maintains three property tax levies: General, Parks and Recreation and Street Lighting. The Greene and Christian County Assessors have provided the assessed valuation information to the City and to the State Auditor's Office. The City must establish its rates in accordance with those approved by the State Auditor.

The attached worksheet and supporting documents illustrate the change in assessed valuation, compared to the 2019 tax year. Adjusted assessed valuations increased by \$3,812,163 or 1.7508%. In calculating the levy, the valuations for new construction and improvements and newly added territory must be subtracted from total of assessed valuations resulting in an adjusted assessed valuation.

Per Section 137.073.2, RSMo, when there are changes in assessed valuation, the tax rate ceiling may be revised to produce substantially the same amount of tax revenues as the existing tax rate ceiling would have produced in the prior year. Essentially, the City is not allowed to benefit from revenue resulting from new construction or newly added territory so to remain revenue neutral, the levies are based on existing property in 2019. The 2020 tax levy will be the same as the 2019 levy.

Greene County and Christian County officials value property, mail property tax statements, collect and remit property tax funds to Republic. In return, Christian County retains 4% of collections to offset their costs while Greene County retains 3%.



Recommended Property Tax Levies and Estimated Revenues

<u>Type</u>	<u>2020 Levy</u>	<u>Budgeted Revenues</u>
General Revenue	.4119	\$885,175
Parks & Recreation	.1110	238,539
Street Lights	<u>.0634</u>	<u>136,248</u>
Total	<u>.5863</u>	<u>\$1,259,962</u>

Under state law, the tax levy must be set by September 1 or the City can only collect tax sufficient to pay interest and principal on any outstanding bonds.

**Recommended Action**

Passage of setting of 2020 property tax levies in accordance with the State Auditor’s recommendation of \$.5863 total levy is recommended. The maximum amount to be reflected in the City’s 2021 Annual Budget of \$1,298,928.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, SETTING THE 2020 PROPERTY TAX LEVIES FOR THE CITY OF REPUBLIC, MISSOURI**

*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 State Auditor's Office provides the pro-forma tax rate calculation and gives final approval to property tax levies for municipalities in the State; and

*WHEREAS*, a notice of public hearing was published as required by law at least seven days prior to the public hearing and approval of the proposed rates of taxes; and

*WHEREAS*, the City of Republic, Missouri, after the public hearing, adopts the tax levies in accordance with the Missouri State Auditor's Office calculations.

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

Section 1. There is hereby levied for the year 2020 a tax upon each \$100.00 of assessed valuation of real estate within the corporate limits of the City of Republic, Missouri, at the following rates and for the following purposes:

A.	General Revenue Fund	.4119
B.	Park Fund	.1110
C.	Street Lighting Fund	<u>.0634</u>
		<u>.5863</u>

Section 2. On the day following the effective date of the passage of this Ordinance, the levy established herewith shall be certified by the City Clerk and delivered to the County Clerks of Greene County and Christian County, Missouri.

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

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

BILL NO. 20-34

ORDINANCE NO. 20-

Attest:

\_\_\_\_\_  
Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison  
Date: 2020.08.17 09:45:54  
-05'00' \_\_\_\_\_, Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_



# County of **GREENE** State of Missouri

**GREENE COUNTY COURTHOUSE**  
940 N BOONVILLE ROOM 113  
SPRINGFIELD, MO 65802  
(417) 868-4055

**SHANE SCHOELLER**  
COUNTY CLERK

**NOTICE OF 2020  
AGGREGATE ASSESSED VALUATION**  
August 12, 2020

Per RSMo.137.245.3, I, Shane Schoeller, Greene County Clerk, do hereby certify that the following is the aggregate assessed valuation of the City of Republic in Greene County, Missouri, for the year 2020 as shown on the assessment lists on May 31, 2020 plus railroad and utility valuations as reported by the State Tax Commission.

1. Real Estate - Residential	\$	158,816,910
2. Real Estate - Agricultural		542,920
3. Real Estate - Commercial		57,874,990
4. Real Estate - Commercial/Local RRU		1,457,847
5. Real Estate - Commercial/State RRU		4,932,343
6. Personal Property		26,507,030
7. Personal Property - Local RRU		241,621
8. Personal Property - State RRU		809,529
<b>Total</b>	<b>\$</b>	<b>251,183,190</b>

Real Estate - New Construction Value \$ 4,809,330

Tax Increment Financing (TIF) District Value 0

Newly Added Territory \$ -

Newly Separated Territory

Property Changed from Local to State - Real Estate

Property Changed from Local to State - Personal Property

This information is transmitted to you in compliance with R.S.Mo. § 67.110, which requires that notice be given and public hearings held before tax rates are set.



**NICOLE GALLOWAY, CPA**  
Missouri State Auditor

**MEMORANDUM**

August 12, 2020

**TO:** 09-039-0005 City of Republic

**RE:** Setting of 2020 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2020 Property Tax Rate(s).

1. **Lines G - BB on the Summary Page should be completed** to show the actual tax rate(s) to levy.
2. Please **sign and date the Summary Page**.
3. Please **submit the finalized tax rate forms ready for certification to the County Clerk of each county** that your political subdivision resides in. The County Clerk must also sign the Summary Page and indicate the proposed tax rate to be entered on the tax books before submitting rate(s) to the State Auditor's Office for final review and certification.

If the attached calculation differs from the questionnaire submitted for review, please review the following line items for the reason(s) for the difference.

- **Form A, Line 2b - New Construction & Improvements - Personal Property**

Section 137.073.4, RSMo, states that the aggregate increase in valuation of personal property for the current year over that of the previous year is the equivalent of the new construction and improvements factor for personal property.

- **Form A, Line 5 - Prior Year Assessed Valuation**

If the 2020 questionnaire has a different amount on Form A, Line 5 than was previously submitted, we had to revise the 2019 calculation for this change. The revised 2019 tax rate ceiling is listed on the 2020 Summary Page, Line A. Your primary County Clerk should forward a copy of the revised 2019 calculation; please keep this form for your files.

- **(SCHOOL DISTRICTS ONLY) Form A, Line 14**

We revised the information the school district submitted on Line 14 to the amount computed by the Department of Elementary and Secondary Education (DESE).

If you have any questions about the enclosed forms, please contact the local government section at (573-751-4213.)

Missouri State Auditor's Office  
 2020 Tax Rate Assessed Valuation Summary

08/12/2020

Political Subdivision - 09-039-0005 City of Republic

Purpose	County	Current Assessed Valuation			New Construction and Improvements Real Estate	Newly Added Territory	Newly Separated Territory	Property Changed from Local to State Assessed
		Real Property	Personal Property	Total				
01 General Revenue	022 Christian	3,013,792	0	3,013,792	282,730	0	0	0
01 General Revenue	039 Greene	223,625,010	0	223,625,010	4,809,330	0	0	0
	<b>Total</b>	<u>226,638,802</u>	<u>0</u>	<u>226,638,802</u>	<u>5,092,060</u>	<u>0</u>	<u>0</u>	<u>0</u>
02 Parks & Recreation	022 Christian	3,013,792	0	3,013,792	282,730	0	0	0
02 Parks & Recreation	039 Greene	223,625,010	0	223,625,010	4,809,330	0	0	0
	<b>Total</b>	<u>226,638,802</u>	<u>0</u>	<u>226,638,802</u>	<u>5,092,060</u>	<u>0</u>	<u>0</u>	<u>0</u>
04 Lights	022 Christian	3,013,792	0	3,013,792	282,730	0	0	0
04 Lights	039 Greene	223,625,010	0	223,625,010	4,809,330	0	0	0
	<b>Total</b>	<u>226,638,802</u>	<u>0</u>	<u>226,638,802</u>	<u>5,092,060</u>	<u>0</u>	<u>0</u>	<u>0</u>





PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/12/ Item 11.

Summary Page

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic 09-039-0005 General Revenue
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year... 0.4119
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.4119
C. Amount of rate increase authorized by voters for current year if same purpose, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.4119
E. Maximum authorized levy the most recent voter approved rate 0.9000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.4119
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15 if a different purpose)

Certification

I, the undersigned, (Office) of (Political Subdivision) levying a rate in (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

Signature line with fields for (Date), (Signature), (Print Name), and (Telephone)

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines J AA BB

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

Signature line with fields for (Date), (County Clerk's Signature), (County), and (Telephone)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

Form A

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic 09-039-0005 General Revenue
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

1. (2020) Current year assessed valuation

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a) 226,638,802 (Real Estate) + (b) 0 (Personal Property) = 226,638,802 (Total)

2. Assessed valuation of new construction & improvements

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a) 5,092,060 (Real Estate) + (b) 0 (Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) If Line 2b is negative, enter zero) = 5,092,060 (Total)

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

4. Adjusted current year assessed valuation

(Line 1 total - Line 2 total - Line 3 total)

221,546,742

5. (2019) Prior year assessed valuation

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a) 217,734,579 (Real Estate) + (b) 0 (Personal Property) = 217,734,579 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

7. Assessed value of property locally assessed in prior year, but state assessed in current year

obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

8. Adjusted prior year assessed valuation

(Line 5 total - Line 6 total - Line 7 total)

217,734,579



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/12 Item 11. (2020)

Form A

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic 09-039-0005 General Revenue
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

Table with 2 columns: Description and Value. Rows include: 9. Percentage increase in adjusted valuation (1.7508%), 10. Increase in Consumer Price Index (CPI) (2.3000%), 11. Adjusted prior year assessed valuation (217,734,579), 12. (2019) Tax rate ceiling from prior year (0.4119), 13. Maximum prior year adjusted revenue (896,849), 14. Permitted reassessment revenue growth (1.7508%), 15. Additional revenue permitted (15,702), 16. Total revenue permitted in current year (912,551), 17. Adjusted current year assessed valuation (221,546,742), 18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.4119).

\* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/12 Item 11.

Summary Page

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic 09-039-0005 Parks & Recreation
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year... 0.1110
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.1110
C. Amount of rate increase authorized by voters for current year if same purpose, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.1110
E. Maximum authorized levy the most recent voter approved rate 0.2000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.1110
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15 if a different purpose)

Certification

I, the undersigned, (Office) of (Political Subdivision) levying a rate in (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

Form with fields for Date, Signature, Print Name, and Telephone.

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines J AA BB

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

Form with fields for Date, County Clerk's Signature, County, and Telephone.



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

Form A

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic 09-039-0005 Parks & Recreation
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

1. (2020) Current year assessed valuation

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a) 226,638,802 (Real Estate) + (b) 0 (Personal Property) = 226,638,802 (Total)

2. Assessed valuation of new construction & improvements

2(a) - Obtained from the county clerk or county assessor
2(b) - increase in personal property, use the formula listed under Line 2(b)

(a) 5,092,060 (Real Estate) + (b) 0 (Personal Property) = 5,092,060 (Total)
Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
If Line 2b is negative, enter zero

3. Assessed value of newly added territory obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

4. Adjusted current year assessed valuation (Line 1 total - Line 2 total - Line 3 total)

221,546,742

5. (2019) Prior year assessed valuation

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a) 217,734,579 (Real Estate) + (b) 0 (Personal Property) = 217,734,579 (Total)

6. Assessed value of newly separated territory obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

7. Assessed value of property locally assessed in prior year, but state assessed in current year obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

8. Adjusted prior year assessed valuation (Line 5 total - Line 6 total - Line 7 total)

217,734,579



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/12/ Item 11.

Form A

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic 09-039-0005 Parks & Recreation
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

For Political Subdivision Use in Calculating its Tax Rate

Table with 2 columns: Description and Rate. Rows include: 9. Percentage increase in adjusted valuation (1.7508%), 10. Increase in Consumer Price Index (CPI) (2.3000%), 11. Adjusted prior year assessed valuation (217,734,579), 12. (2019) Tax rate ceiling from prior year (0.1110), 13. Maximum prior year adjusted revenue (241,685), 14. Permitted reassessment revenue growth (1.7508%), 15. Additional revenue permitted (4,231), 16. Total revenue permitted in current year (245,916), 17. Adjusted current year assessed valuation (221,546,742), 18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.1110).

\* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/12/2020 Item 11.

Summary Page

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic 09-039-0005 Lights
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s).

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year... 0.0634
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.0634
C. Amount of rate increase authorized by voters for current year if same purpose, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.0634
E. Maximum authorized levy the most recent voter approved rate 0.1000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.0634
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set, adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI (Form B, Line 15 if a different purpose)

Certification

I, the undersigned, (Office) of (Political Subdivision) levying a rate in (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date) (Signature) (Print Name) (Telephone)

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines J AA BB

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

(Date) (County Clerk's Signature) (County) (Telephone)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

Form A

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic 09-039-0005 Lights
Name of Political Subdivision Political Subdivision Code Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

1. (2020) Current year assessed valuation

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a) 226,638,802 (Real Estate) + (b) 0 (Personal Property) = 226,638,802 (Total)

2. Assessed valuation of new construction & improvements

2(a) - Obtained from the county clerk or county assessor
2(b) - increase in personal property, use the formula listed under Line 2(b)

(a) 5,092,060 (Real Estate) + (b) 0 (Personal Property) = 5,092,060 (Total)
Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
If Line 2b is negative, enter zero

3. Assessed value of newly added territory obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

4. Adjusted current year assessed valuation (Line 1 total - Line 2 total - Line 3 total)

221,546,742

5. (2019) Prior year assessed valuation

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a) 217,734,579 (Real Estate) + (b) 0 (Personal Property) = 217,734,579 (Total)

6. Assessed value of newly separated territory obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

7. Assessed value of property locally assessed in prior year, but state assessed in current year obtained from the county clerk or county assessor

(a) 0 (Real Estate) + (b) 0 (Personal Property) = 0 (Total)

8. Adjusted prior year assessed valuation (Line 5 total - Line 6 total - Line 7 total)

217,734,579





PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/12/ Item 11.

Form A

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic	09-039-0005	Lights
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

The final version of this form MUST be sent to the county clerk.

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political  
Subdivision Use in  
Calculating its Tax  
Rate

<p>9. <b>Percentage increase in adjusted valuation</b> of existing property in the current year over the prior year's assessed valuation (Line 4 - Line 8 / Line 8 x 100)</p>	<u>1.7508%</u>
<p>10. <b>Increase in Consumer Price Index (CPI)</b> certified by the State Tax Commission</p>	<u>2.3000%</u>
<p>11. <b>Adjusted prior year assessed valuation</b> (Line 8)</p>	<u>217,734,579</u>
<p>12. <b>(2019) Tax rate ceiling from prior year</b> (Summary Page, Line A)</p>	<u>0.0634</u>
<p>13. <b>Maximum prior year adjusted revenue</b> from property that existed in both years (Line 11 x Line 12 / 100)</p>	<u>138,044</u>
<p>14. <b>Permitted reassessment revenue growth</b> The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.</p>	<u>1.7508%</u>
<p>15. <b>Additional revenue permitted</b> (Line 13 x Line 14)</p>	<u>2,417</u>
<p>16. <b>Total revenue permitted in current year *</b> from property that existed in both years ( Line 13 + Line 15)</p>	<u>140,461</u>
<p>17. <b>Adjusted current year assessed valuation</b> (Line 4)</p>	<u>221,546,742</u>
<p>18. <b>Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo</b> (Line 16 / Line 17 x 100) Round a fraction to the nearest one/one hundredth of a cent. <b>Enter this rate on the Summary Page, Line B</b></p>	<u>0.0634</u>

\* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

Informational Data

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

Table with 3 columns: Name of Political Subdivision (City of Republic), Political Subdivision Code (09-039-0005), Purpose of Levy (General Revenue)

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s).

Based on Prior Year Tax Rate Ceiling as if No Voluntary Reductions were Taken

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

Informational Summary Page

Table with 2 columns: Description (A-F) and Value (0.4119, 0.4119, etc.)

Informational Form A

Table with 2 columns: Description (9-18) and Value (1.7508%, 2.3000%, 217,734,579, etc.)

Informational Form B

Table with 2 columns: Description (6-15) and Value (blank lines)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/12/2

Item 11.

Informational Data

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic

09-039-0005

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

Based on Prior Year Tax Rate Ceiling as if No Voluntary Reductions were Taken

Informational Summary Page

- A. Prior year tax rate ceiling (Prior year Informational Summary Page, Line F) 0.1110
B. Current year rate computed (Informational Form A, Line 18 below) 0.1110
C. Amount of increase authorized by voters for current year (Informational Form B, Line 15 below)
D. Rate to compare to maximum authorized levy (Line B if no election, otherwise Line C) 0.1110
E. Maximum authorized levy most recent voter approved rate 0.2000
F. Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (Lower of Line D or E) 0.1110

Informational Form A

- 9. Percentage increase in adjusted valuation (Form A, Line 4 - Line 8 / Line 8 x 100) 1.7508%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission 2.3000%
11. Adjusted prior year assessed valuation (Form A, Line 8) 217,734,579
12. (2019) Tax rate ceiling from prior year (Informational Summary Page, Line A from above) 0.1110
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100) 241,685
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10), or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0, nor more than 5%. 1.7508%
15. Additional reassessment revenue permitted (Line 13 x Line 14) 4,231
16. Total revenue permitted in current year from property that existed in both years (Line 13 + Line 15) 245,916
17. Adjusted current year assessed valuation (Form A, Line 4) 221,546,742
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo, if no voluntary reduction was taken (Line 16 / Line 17 x 100) 0.1110

Informational Form B

- 6. Prior year tax rate ceiling to apply voter approved increase to (Informational Summary Page, Line A if increase to an existing rate, otherwise 0)
7. Voter approved increased tax rate to adjust (If an "increase of/by" ballot, Form B, Line 5a + Line 6, if an "increase to" ballot, Form B, Line 5b)
8. Adjusted prior year assessed valuation (Form A, Line 8)
9. Maximum prior year adjusted revenue from property that existed in both years (Line 7 x Line 8 / 100)
10. Consumer Price Index (CPI) certified by the State Tax Commission
11. Permitted revenue growth for CPI (Line 9 x Line 10)
12. Total revenue allowed from the additional voter approved increase from property that existed in both years (Line 9 + Line 11)
13. Adjusted current year assessed valuation (Form A, Line 4)
14. Adjusted voter approved increased tax rate (Line 12 / Line 13 x 100)
15. Amount of rate increase authorized by voters for the current year (If Line 7 > Line 14, then Line 7, otherwise, Line 14)



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/12/2

Item 11.

Informational Data

(2020)

For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

Table with 3 columns: Name of Political Subdivision, Political Subdivision Code, Purpose of Levy. Values: City of Republic, 09-039-0005, Lights.

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

Based on Prior Year Tax Rate Ceiling as if No Voluntary Reductions were Taken

Informational Summary Page

Table with 2 columns: Description, Value. Rows A-F: Prior year tax rate ceiling, Current year rate computed, Amount of increase authorized by voters for current year, Rate to compare to maximum authorized levy, Maximum authorized levy, Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year.

Informational Form A

Table with 2 columns: Description, Value. Rows 9-18: Percentage increase in adjusted valuation, Increase in Consumer Price Index (CPI), Adjusted prior year assessed valuation, (2019) Tax rate ceiling from prior year, Maximum prior year adjusted revenue, Permitted reassessment revenue growth, Additional reassessment revenue permitted, Total revenue permitted in current year, Adjusted current year assessed valuation, Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo.

Informational Form B

Table with 2 columns: Description, Value. Rows 6-15: Prior year tax rate ceiling to apply voter approved increase to, Voter approved increased tax rate to adjust, Adjusted prior year assessed valuation, Maximum prior year adjusted revenue, Consumer Price Index (CPI), Permitted revenue growth for CPI, Total revenue allowed from the additional voter approved increase, Adjusted current year assessed valuation, Adjusted voter approved increased tax rate, Amount of rate increase authorized by voters for the current year.



## 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.

**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: \_\_\_\_\_

## DEVELOPER AGREEMENT

**THIS DEVELOPER AGREEMENT** (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the City of Republic Missouri (“City”), Rankin Development, LLC (“Rankin”), and Drury University (“Drury”). Collectively, City, Rankin, and Drury are referred to as the “Parties” in this Agreement.

**WITNESSETH:**

**WHEREAS**, City is a municipal corporation and Charter City located in Greene County, Missouri, and

**WHEREAS**, Rankin is a Missouri Limited Liability Company, and

**WHEREAS**, Drury is a Missouri University, and

**WHEREAS**, Drury is currently the owner of real property in the City of Republic commonly referred to as the Garton Business Park, legally described in Exhibit A attached hereto and incorporated by reference into this Agreement, (“Property”), and is in the process of developing an industrial area on the Property in order to facilitate new commercial development, and

**WHEREAS**, the City has previously participated in the development of the Property which was memorialized in the First Development Agreement (“First Agreement”) which was entered into on or about May 25, 2019, in Ordinance 17-22 and attached hereto and incorporated by reference into this Agreement as Exhibit B, and

**WHEREAS**, the Parties have recognized the opportunity for additional development on the Property to facility future growth for the City, and

**WHEREAS**, in order for Rankin and Drury to fully develop the Property, certain public improvements need to be constructed on the Property, and

**WHEREAS**, City recognizes the need to encourage development in the City of Republic and desires to participate and facilitate the development of Property to the extent the City has available resources, and

**WHEREAS**, the purpose of this Agreement is to memorialize Phase 2 of the Garton Business Park including the looping of the water main and road improvements as will be defined in the Final Plans.

**NOW, THEREFORE**, in consideration of the covenants and agreements hereinafter set forth, the City, Rankin, and Drury agree as follows:

1. Ability to Contract: Rankin and Drury warranty they have the ownership interest in the Property required to enter into this Agreement and fulfill the terms contained herein.

2. Public Improvements:

- a. Work under this Agreement: In exchange for Rankin's and Drury's promises herein, the City agrees that it shall provide for, arrange, construct, complete, plan, or coordinate the public improvements ("Public Improvements") as described in this Agreement.
- b. Construction Period and Cost Estimates: The Parties agree that the City's construction of the Public Improvements cannot be determined until completed engineering plans are delivered to City. Drury agrees to provide complete signed and sealed engineering drawings to City within 30 days after the execution of this Agreement. City shall then have 10 business days to review the completed engineering drawings and respond to Drury with any questions, suggestions, and/or changes. Once all the questions, suggestions and/or changes have been fully addressed and agreed upon by the Parties ("Final Plans"), a time-line as to the completion of this Agreement ("Construction Period"), along with an estimate of the construction costs for the Public Improvements ("Estimated Costs"), shall be set by a written amendment to this Agreement signed by the Parties ("Amendment"). If this written Amendment to this Agreement defining the Construction Period and containing the Estimated Costs is not entered into by the Parties within 180 days after the execution of the Agreement, this Agreement shall terminate without liability on any Party. Any Estimated Costs provided by City to Rankin and Drury shall not be binding on the Parties. The actual costs incurred by City in Paragraph 3 shall be the amount Rankin and Drury will reimburse to City under this Agreement. Nothing contained herein shall be construed to restrict the City's right to construct the Public Improvements at any time prior to the expiration of the Construction Period or continue constructing the Public Improvements after the Construction Period so long as the City is making substantial and continuing progress toward completion of the Public Improvements. Further, the Construction Period shall be extended as necessary to accommodate delayed progress of the Public Improvements due to changes in work, any act or omissions of Rankin or Drury or its employees, agents, or representatives that are contrary to this Agreement or any other cause that is not reasonably foreseen or beyond the control of City, its subcontractors, or suppliers including, but not limited to acts of God, acts of another government authority, natural or manmade disaster, delay in the transportation or shortages of materials or equipment, abnormal weather conditions or labor disputes.
- c. Road Improvements: On or before the expiration of the Construction Period, the City hereby agrees to make roadway improvements and related infrastructure improvements to the Property according to the Final Plans ("Road Improvements"). All Road Improvements will be located on the Property. The City hereby represents and warrants that it has the power and authority to make the Road Improvements.

- d. Utilities: On or before the expiration of the Construction Period and as part of the Public Improvements, the City hereby agrees to assist in the planning, coordination, or installation of the following utility improvements ("Utility Improvements"):
- i. Water. City shall plan, coordinate, and install all necessary water lines, systems and facilities for the City to provide potable water service to the Property having sufficient capacity to meet the anticipated demand for uses permitted under the then current Property zoning classification including the looping of any water system as deemed necessary by the City. The water main shall be determined in the Final Plans. The water main on the Property shall be located within the utility easements granted by Rankin and/or Drury pursuant to the Easement Section in this Agreement. Said water main shall be installed concurrently with the construction of the Road Improvements and the City agrees to provide said water service to the Property no later than the expiration of the Construction Period. Rankin, Drury, and the City shall work together to plan and coordinate the installation of such water service infrastructure, including, without limitation, determining the location(s) on the Property that future users shall tap into said water main.
  - ii. Sanitary Sewer: Not Applicable.
  - iii. Storm Water System: City shall plan, coordinate and install a storm water system for the Property consisting of curb and gutter, and the installation of storm water pipe under the Road Improvements which storm water system shall be determined in the Final Plans. The storm water system on the Property shall be located within utility easements granted by Rankin and/or Drury pursuant to the Easement Section in this Agreement. In accordance with the Final Plans and the Addendum, a storm water pipe will be installed by City during the Construction Period on the north side of the right-of-way along Highway 160 to the now existing pond on the Adams property. Said storm water system and pipe shall be installed concurrently with the construction of the Road Improvements and the City agrees to provide said storm water system to the Property no later than the expiration of the Construction Period. Rankin, Drury, and the City shall work together to plan and coordinate the installation of such storm water system infrastructure, including, without limitation, determining the location(s) on the Property that future users shall tap into said storm water system.
  - iv. Electricity: The Parties shall work together in the installation planning and coordination with the appropriate electric utility service provider for all necessary electrical lines, systems and facilities to provide electrical power to the Property with sufficient capacity to provide power for customary uses permitted under the current Property zoning classification. The Parties shall work together with the electric utility service provider in the planning and

coordination of the installation of such utility service infrastructure, including, without limitation, determining appropriate location(s) on the Property that future users may tap into said electric utility lines. Installation of the electric infrastructure shall be done by the appropriate electric utility service provider. The Parties agree that neither City nor Rankin nor Drury can cause the appropriate electric utility service provider to install or provide said utility services. The Parties agree that electric utility services may not be completed on or before the expiration of the Construction Period and the same shall not be a default by the City under this Agreement.

- v. Gas: Not Applicable.
  - vi. Telecommunication: The Parties shall work together in the installation planning and coordination with the appropriate telecommunication service provider for all necessary telecommunication systems and facilities to provide telecommunication service to the Property with sufficient capacity to provide telecommunications for customary uses permitted under the current Property zoning classification. The Parties shall work together with the telecommunication utility service provider in the planning and coordination of the installation of such utility service infrastructure, including, without limitation, determining appropriate location(s) on the Property that future users may tap into said telecommunication lines. Installation of the telecommunication infrastructure shall be done by the appropriate telecommunication utility service provider. The Parties agree that neither City nor Rankin nor Drury can cause the appropriate telecommunication utility service provider to install or provide said utility services. The Parties agree that telecommunication services may not be completed on or before the expiration of the Construction Period and the same shall not be a default by the City under this Agreement.
  - e. Work Performed: City will be the sole judge of the work needed to be performed to complete this Agreement, including but not limited to, the work to be performed, the contractors or subcontractors hired to do the work, the engineer hired, the construction methods used, the location of the work, equipment used, the quality of the work, and the selection of the materials and supplies to be used.
  - f. Site Access: Rankin and Drury, and its representatives shall have access at all times to the work site and shall provide sufficient competent personnel to visit and inspect the work site during the course of this Agreement to determine the work and manner of it being performed. City, its workers, subcontractors, suppliers and representatives shall have access at all times to the work site.
3. Costs of the Public Improvements:
- a. Payments:

- i. Drury shall be responsible for all costs for the engineering plans and/or construction drawings for the Public Improvements in this Agreement. Once Drury receives the final invoice from their engineer for the water improvements under this Agreement, it shall submit to the City the final invoice along with any additional documentation required by the City as necessary to comply with all applicable local, state, and federal laws. Within 60 days after receiving the final invoice and any additional documentation, the City will reimburse Drury for one-half of the engineering costs of the water line up to a maximum of \$\_\_\_\_\_. Any engineering plans and/or construction drawings are subject to rejection, revision, or approval by City as reasonably necessary, in the City's opinion, to complete the Public Improvements in this Agreement.
- ii. City will initially pay for the cost of the Road, Water, and Storm Water Improvements, subject to this Agreement. Although City will initially pay for the Public Improvements under this Agreement, Drury agrees to reimburse City for its actual costs of the Public Improvements to the road as outlined in this Agreement. Drury agrees to reimburse City for its actual costs for materials for the Public Improvements to the Water and Storm Water Improvements.
- iii. City will invoice Drury once materials have been purchased and/or work has started under this Agreement on or about the 15<sup>th</sup> day of every month for the actual costs incurred by City for the materials expense for the Water and Storm Water Public Improvements and the actual costs incurred by the City for the Public Improvements to the Road including, but not limited to materials, labor of non-City employees (labor of City Employees shall be reimbursed by Drury to City under Paragraph 3(a)(iv)) but including contractor and subcontractors, equipment and tool rental, water, utilities, transportation, taxes, local, state, and federal public works laws and regulations and all other services and facilities necessary for the execution and completion of the Public Improvements to the Road pursuant to this Agreement. Drury shall have twenty days following receipt of any such invoice to obtain the reasonable approval of such invoice from its engineer, and twenty days thereafter to pay the City such approved invoice. Lien waivers executed by any non-City payee shall be delivered to Drury at the same time Drury pays City in accordance with the above. If Drury does not pay any invoice from City to Drury in accordance with the above, City has the right to stop all work under this Agreement. Drury will be allowed to keep a twenty percent retainage on all material billed by City to Drury. Said retainage will be noted by City in invoices sent to Drury and tracked by City. Said retainage will be completely payable by Drury to City after the

Public Improvements are installed by City and after invoiced by City and payable under this Paragraph.

- iv. City agrees to defer collecting from Drury any remaining cost incurred by the City for the Public Improvements, including but not limited to, labor costs for City employees directly related to the Public Improvements and the reasonable cost of the use of City-owned equipment directly related to the Public Improvements until any future lots on the Property are sold. Should lots 4 or 5 be sold and the proceeds used as the basis for the contingency under Paragraph 5, that lot sale shall not be used as a trigger for reimbursement under this Paragraph 3(a)(iv). Should any of these future lots on the Property be transferred, leased or otherwise developed for use without a cash transaction taking place at fair market value of the land, then the provision for reimbursement shall be triggered by such use of the property and based upon a determination of the fair market value of the property. Additionally, if lots and/or land abutting the cul de sac should be sold, transferred, leased or otherwise developed for use then the provision for reimbursement shall be triggered by such use of the cul de sac property based upon the fair market value of the land being put to use. Should the fair market value not be sufficient to reimburse the City, then the next transaction involving the sale, transfer, lease or other development of the land for use, such action shall then result in payment to the City until the City is fully reimbursed. Should Drury default under this Agreement, the full cost of the Public Improvements, including but not limited to, labor costs for City employees directly related to the Public Improvements and the reasonable cost of the use of City owned equipment directly related to the Public Improvements will become payable by Drury to City
- v. City will not invoice or attempt to collect any payment from Drury or Rankin under this Agreement for the labor costs of City's administrative personnel which include the City Administrator, Public Works Director, human resource personnel or finance personnel. Further City agrees not to bill Rankin or Drury under this Agreement for labor costs of the City Attorney unless allowed under Paragraph 14.
- vi. City will use the current Purchasing Policy approved by the City Council and associated Administrative Policies in order to facilitate request for proposals, request for qualifications, request for bids, or written quotes to determine the lowest price qualified provider of materials and/or services. City will abide by all local, state, and federal laws and regulations including those regarding public works projects. Rankin and Drury will be provided by City with all bids and/or quotes once they are opened in accordance with applicable law. Once the bids and/or quotes are provided to Rankin and



Drury, they will have three business days to provide City in writing with any legally justifiable reason why the lowest bidder pursuant to the current Purchasing Policy approved by the City Council or associated Administrative Policies would not be acceptable. If Rankin and Drury provide City with a legally justifiable reason in writing why the lowest bidder is not the most responsible or responsive bidder, City will move to the next lowest responsible bidder as determined by the Parties.

- b. Funds Deposits: Rankin and Drury agree that any funds remitted to City under this Agreement may be comingled by the City with other funds deposited by the City from other sources. Further, any funds remitted by the Rankin and Drury will gain no interest and the City shall determine where said funds are to be deposited.
4. First Agreement: Unless specifically set forth herein, this Agreement shall not be construed to relieve any party of any obligations of the Parties under the First Agreement entered into on or about May 25, 2019, in Ordinance 17-22.
5. Contingent Upon Sale: This Agreement is contingent upon Drury selling lot 4 or 5 in order to fund the Public Improvements contemplated in Paragraph 3(a)(iii) under this Agreement. Should lots 4 or 5 not be sold by Drury within 180 days after the execution of the Agreement or the Amendment, whichever is later, this Agreement may be terminated by any Party without liability on any Party by providing notice to any other Party as provided for in this Agreement.
6. Ownership in Work: Rankin and Drury will have and will gain no ownership or other interest in Public Improvements in this Agreement.
7. Easements: Rankin and Drury agree to execute any easements and/or rights-of-way reasonably required by City in order to perform the work contemplated by this Agreement and in order for City to provide future maintenance on said work on the property after the work is completed. Said easements will be provided by Rankin and Drury to City at no cost and shall be made before the City commences work under this Agreement. The Parties agree that City may need further easements and/or rights-of-way that allow for the extension of the Public Improvements contained in this Agreement. The Parties agree to negotiate in good faith to allow City to acquire further easements from Rankin and Drury to extend the Public Improvements to adjoining properties in the future.
8. Conflict of Interest: No salaried officer or employee of the City, and no member of the City Council, shall have a financial interest, direct or indirect, in this Agreement. A violation of this provision renders this Agreement void. Any federal regulations and applicable provisions in Section 105.450 et seq., RSMo. shall not be violated.
9. Entire Agreement: This Agreement contains the entire agreement between the Parties and supersedes all prior and contemporaneous written or oral agreements. This Agreement may not be modified or amended other than in writing as agreed to by the Parties.
10. Default by Developer and Termination: If through any cause, Rankin or Drury shall fail to fulfill in timely and proper manner their obligations under this Agreement, become

insolvent, or if they shall violate any of the covenants, agreements or stipulations of this Agreement, the City shall deliver written notice of the same to Rankin and Drury and if such failure or violation is not cured within thirty days thereafter (or such longer period of time as is reasonably necessary so long as Rankin and Drury begins to cure such failure or violation within such thirty-day period and thereafter diligently pursues the same to completion), the City shall thereupon have the right to terminate this Agreement by giving at least five days prior written notice of such termination, specifying the effective date thereof. If City elects to terminate under this provision, Rankin and Drury shall be responsible to City for all of City's actual costs in the Public Improvements up to and including the date of termination.

11. Default by City and Termination: If through any cause the City shall fail to fulfill in timely and proper manner City's obligations under this Agreement, become insolvent, or if City shall violate any of the covenants, agreements or stipulations of this Agreement, the Rankin and Drury shall deliver written notice of the same to City and if such failure or violation is not cured within thirty days thereafter (or such longer period of time as is reasonably necessary so long as City begins to cure such failure or violation within such thirty-day period and thereafter diligently pursues the same to completion), then Rankin and Drury shall thereupon have the right to terminate this Agreement by giving at least five days prior written notice of such termination, specifying the effective date thereof. If Rankin and Drury elects to terminate under this provision, Drury shall be responsible to City for all of City's actual costs in the Public Improvements up to and including the date of termination. Termination of this Agreement shall be the sole remedy for any default by City under this Agreement.
12. Jurisdiction and Venue: This Agreement shall be taken and deemed to have been fully executed and made by the parties herein and governed by the laws of the State of Missouri for all purposes and intents. Venue under this Agreement or any disputes that come from it shall be in the Circuit Court of Greene County, Missouri.
13. Dispute: In the event the City is the prevailing party in any litigation arising out of or relating to this Agreement, the City shall be entitled to all reasonable attorneys' fees and expenses incurred.
14. Liability: Nothing in this Agreement shall be construed to create any liability on behalf of the City for any direct, special, indirect, liquidated, or consequential damages. Rankin and Drury agrees that the type of work to be performed under this Agreement will cause damage to the Property and Rankin and Drury agree that the City shall not be liable for any damages caused to the Property outside of that necessary to complete the Public Improvements contemplated by this Agreement.
15. Independent Contractor: The Parties to this Agreement are separate and independent from each other. This Agreement shall not be construed as creating any type of joint venture or partnership between the Parties.

16. Execution The Parties agree that signatures transmitted by facsimile or scanned and emailed shall have the legal effect of original signatures. In addition to facsimile or scanned and email signatures, this Agreement may be executed by the Parties in accordance with the applicable version of the Uniform Electronic Transactions Act (“UETA”) and the Electronic Signatures in Global and National Commerce Act (“ESIGN”). The Parties hereto agree to conduct transactions by electronic means and hereby affirmatively consent to use electronic records to memorialize and execute this agreement and any alterations thereto. At the request of any party, the Parties shall promptly exchange executed original counterparts of this Agreement or any amendment.
17. Survival: This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and assigns as provided in this Agreement. The Parties acknowledge and agree that the rights and benefits afforded Rankin and Drury under this Agreement shall run with the Property and shall be enforceable by and for the benefit of any and all successor owners of the Property without further consideration to or consent by the City. The Parties acknowledge and agree that at the request of any party, a memorandum of this Agreement shall be duly executed by the Parties and recorded in the real estate records of Greene County, Missouri; provided, however, this Agreement shall be binding and enforceable as between the City and any current or future owner of the Property without recording thereof.
18. Headings: The headings in this Agreement are for convenience of reference only and shall not limit or otherwise affect the meaning thereof.
19. Whereas Clauses: The “Whereas” clauses stated above are incorporated herein by reference.
20. Assignment: This Agreement may not be assigned by any party without the prior written consent of the other parties.
21. Sovereign Immunity: In no event shall any language or requirement in this Agreement be construed as or constitute a waiver or limitation of City’s defenses regarding sovereign immunity, governmental immunity, or official immunity under federal or state constitutions, statutes, and/or laws.
22. Severability Clause: A determination of invalidity or unconstitutionality by a court of competent jurisdiction of any clause, sentence, paragraph, section or part, of this Agreement shall not affect the validity of the remaining parts to this Agreement.
23. Contingent Upon Funds and Approval: This Agreement is contingent upon the City having sufficient funds available for the subject of this Agreement. Rankin or Drury shall have no right of action against City in the event City is unable to perform its obligations under this Agreement as a result of insufficient funds. Further, this Agreement is subject to and conditioned upon approval by ordinance by the City Council.
24. Contract Documents: The Agreement shall consist of the following:
- a. This Agreement;
  - b. First Agreement;

- c. Exhibit A – Legal description;
  - d. Exhibit B – Final Plans;
  - e. Any properly executed amendments.
25. Notices: Any notice, request or demand provided for in this Agreement shall be deemed to have been given when the same shall have been personally delivered to the following offices or when notice is received after being deposited in the United States Mail, Registered or Certified, with postage thereon prepaid as follows:

to the City:           City of Republic, Missouri  
                              Attn: City Administrator  
                              213 North Main Street  
                              Republic, Missouri 65738

to Drury:               Drury University  
                              Attn: Aaron Jones  
                              900 North Benton Avenue  
                              Springfield, MO 65802

To Rankin:            Thomas B. Rankin, Managing Member  
                              Rankin Development, LLC  
                              2808 South Ingram Mill, A100  
                              Springfield MO 65804

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed as of the day and year first above written.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

STATE OF MISSOURI )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ (name), to me personally known, who being duly sworn, did say that he/she is the \_\_\_\_\_ (title) of Drury University, and that the said instrument was signed on behalf of said corporation by authority of its board of directors, and \_\_\_\_\_ (name) acknowledged said instrument to be the free act and deed of said corporation, and that said corporation has no corporate seal.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in \_\_\_\_\_, the day and year first above written.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission expires: \_\_\_\_\_

*(Notary Seal)*

Drury University

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

STATE OF MISSOURI )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_ (name), to me personally known, who being duly sworn, did say that he/she is the \_\_\_\_\_ (title) of Rankin Development, LLC, and that the said instrument was signed on behalf of said corporation by authority of its board of directors, and \_\_\_\_\_ (name) acknowledged said instrument to be the free act and deed of said corporation, and that said corporation has no corporate seal.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in \_\_\_\_\_, the day and year first above written.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

My Commission expires: \_\_\_\_\_

*(Notary Seal)*

Rankin Development, LLC

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Printed Name)

\_\_\_\_\_  
(Title)

**CITY OF REPUBLIC**

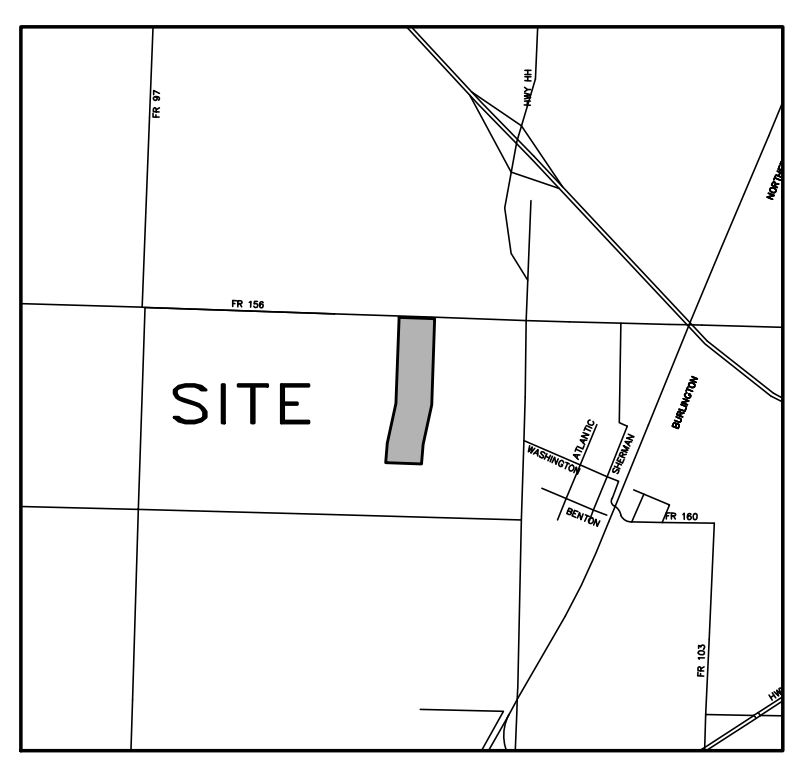
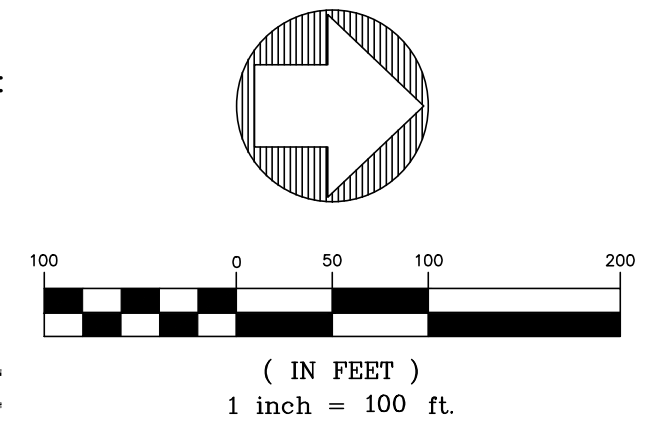
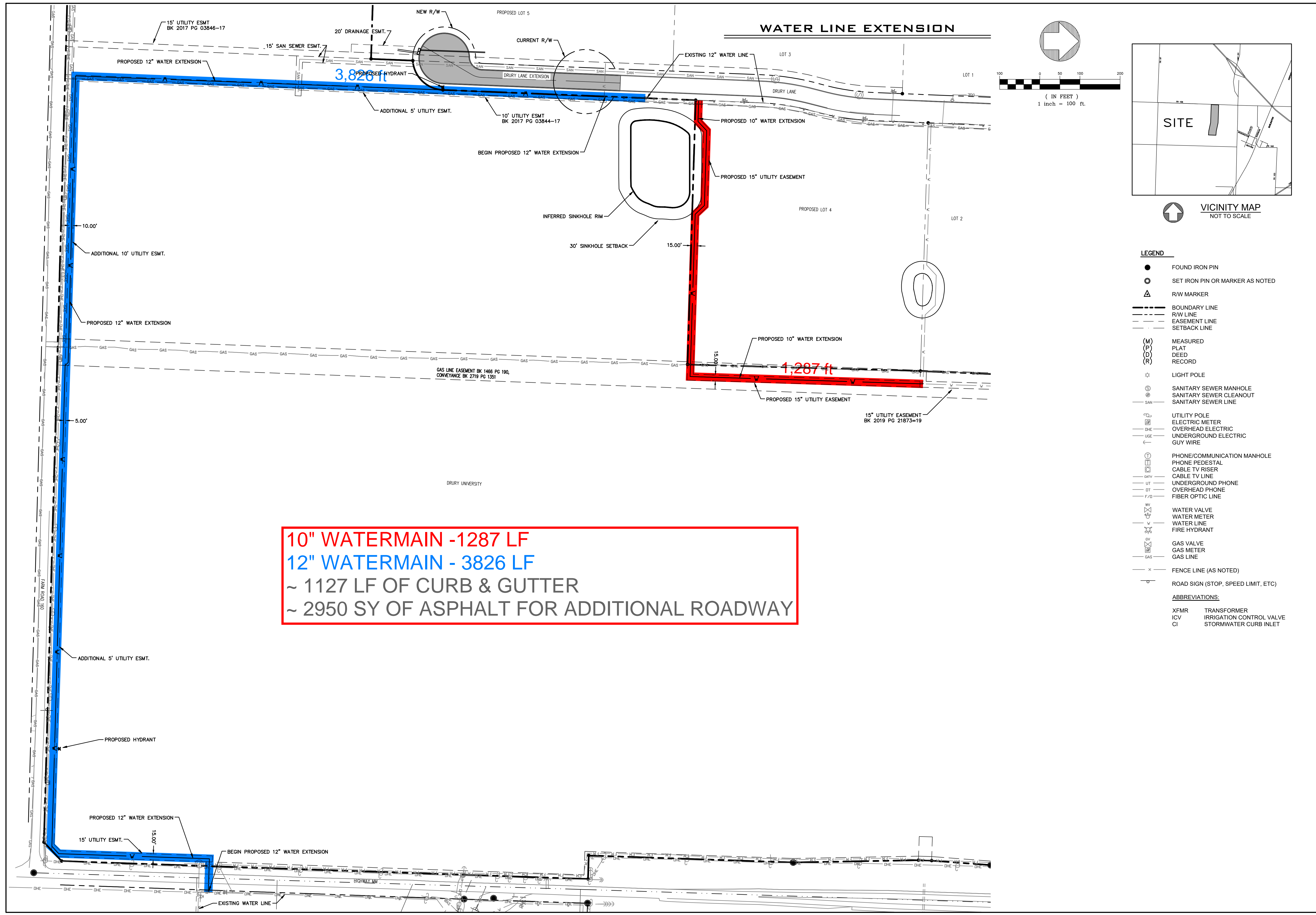
\_\_\_\_\_  
David Cameron, City Administrator

\_\_\_\_\_  
Attest: Laura Burbridge, City Clerk

**Approved as to Form:**

\_\_\_\_\_  
Scott Ison, City Attorney

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**



- 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
  - (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
  - OT — OVERHEAD PHONE
  - F/O — FIBER OPTIC LINE
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - W — WATER LINE
  - ⊕ FIRE HYDRANT
  - GAS — GAS VALVE
  - GAS — GAS METER
  - GAS — GAS LINE
  - FENCE LINE (AS NOTED)
  - ⊕ ROAD SIGN (STOP, SPEED LIMIT, ETC)
- ABBREVIATIONS:**
- XFMR TRANSFORMER
  - ICV IRRIGATION CONTROL VALVE
  - CI STORMWATER CURB INLET

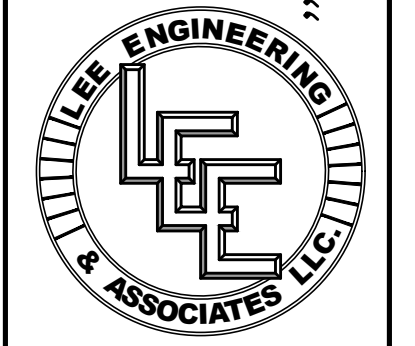
**10" WATERMAIN - 1287 LF**  
**12" WATERMAIN - 3826 LF**  
 ~ 1127 LF OF CURB & GUTTER  
 ~ 2950 SY OF ASPHALT FOR ADDITIONAL ROADWAY

DATE:	
BY:	
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

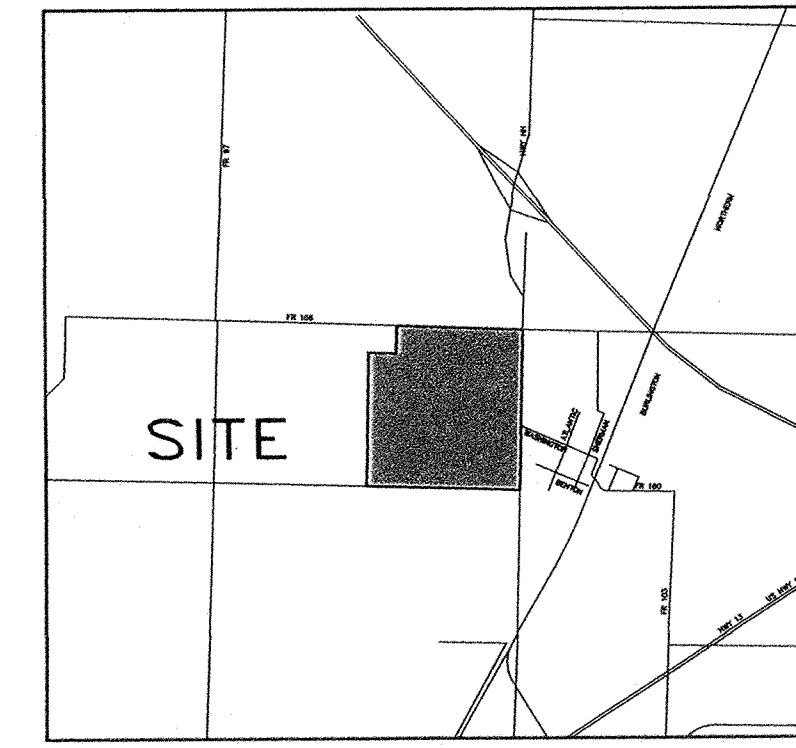


DATE: 2020-08-11  
 SHEET: 1 OF 1  
 PROJECT: 020  
 FILE: Drury Lane Extension 2020.dwg



SRB 5490# 2976

041303-18 13 Nov 2018 02:30:58PM  
Book: 2018  
Page: 041303-18  
1 page  
RECORD  
REAL ESTATE DOCUMENT  
GREENE COUNTY, MISSOURI  
RECORDERS CERTIFICATION  
RECORDED BY: *Christina Spaulding*  
RECORDER OF DEEDS



VICINITY MAP  
NOT TO SCALE

LEGEND

- FOUND IRON PIN (1/8" IP UNLESS NOTED)
  - SET 5/8" IRON PIN "LSC 2009028050"
  - △ R/W MARKER
  - BOUNDARY LINE
  - R/W LINE
  - EASEMENT LINE
  - SETBACK LINE
  - (M) MEASURED
  - (P) PLAT
  - (D) DEED
  - (R) RECORD
  - ☆ 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

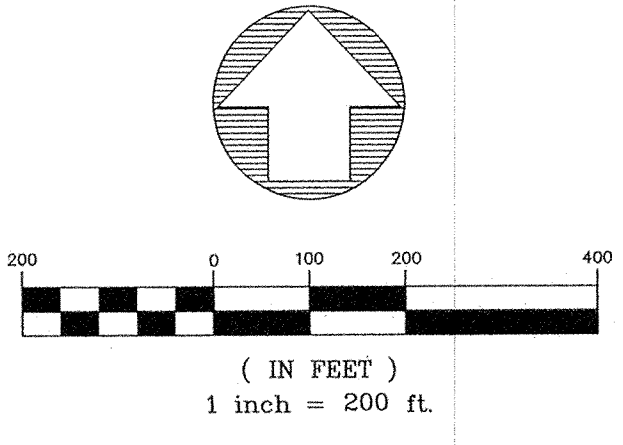
to the POINT OF BEGINNING; thence, continue North 01°48'57" East, a distance of 572.52 feet to the South line of a parcel previously recorded in Book 2016 at Page 31595-16; thence, South 88°13'40" East, along and with the South line of said parcel, a distance of 630.25 feet to the West right-of-way line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

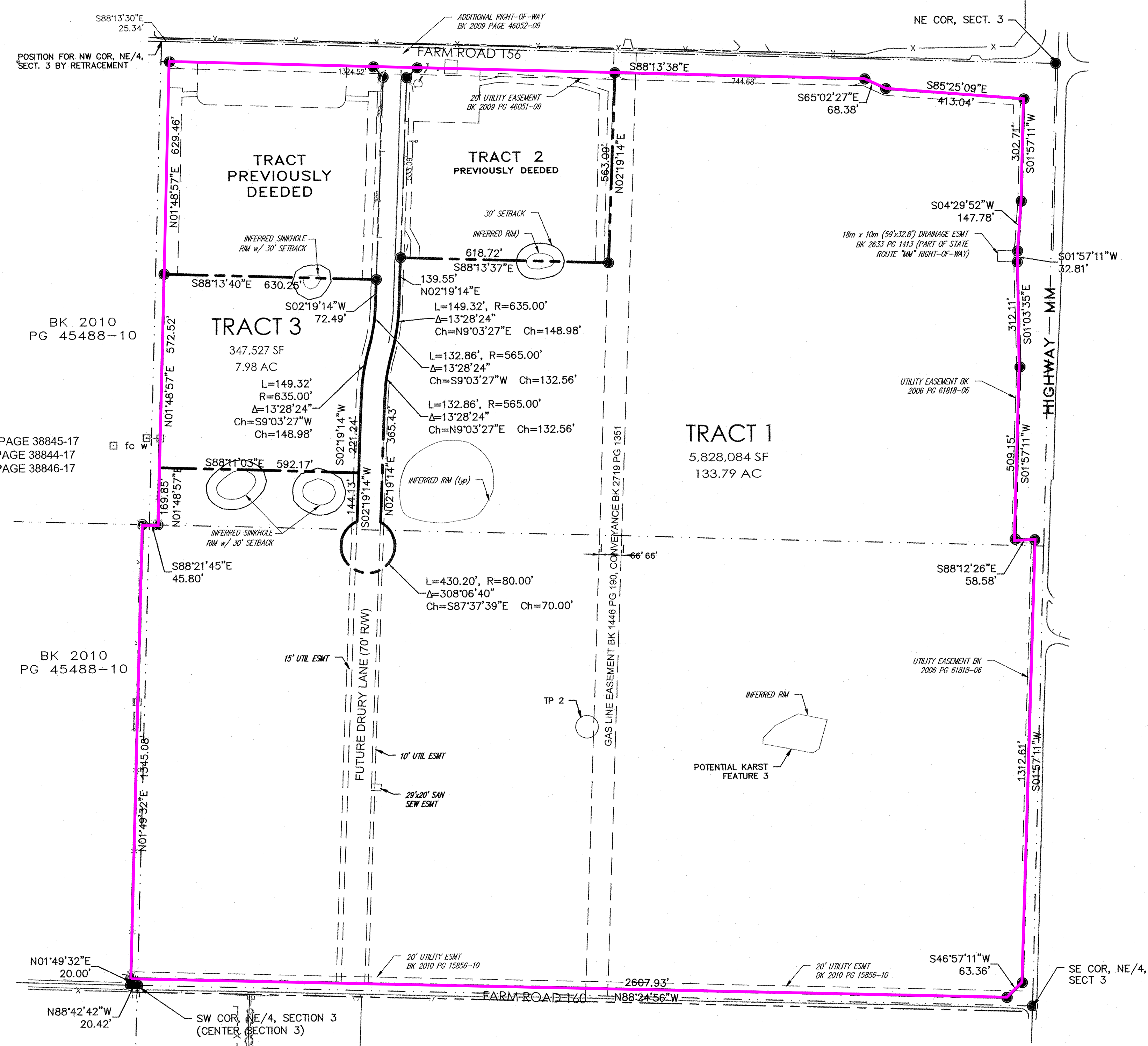
thence, North 88°11'03" West, leaving said right-of-way line, a distance of 592.17 feet to the POINT OF BEGINNING, containing 7.98 acres, and being subject to easements, restrictions, or rights-of-way, if any.

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.



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

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)  
dlee@leeengineering.biz

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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 1<sup>st</sup> 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 18<sup>th</sup> day of August 2020.

\_\_\_\_\_  
Matt Russell, Mayor

RESOLUTION NO. 20-R-25

Attest:

\_\_\_\_\_  
Laura Burbridge, City Clerk

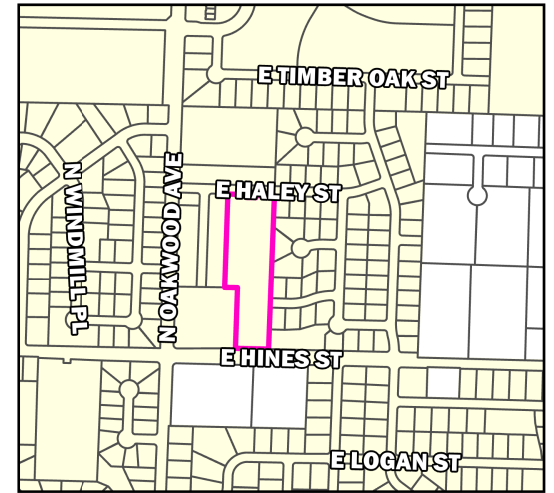
Approved as to Form:  Digitally signed by Scott Ison  
Date: 2020.08.11 09:24:56 -05'00', Scott Ison, City Attorney

Final Passage and Vote: \_\_\_\_\_




# SUBD-PRE 20-002 Preliminary Plat

Item 14.

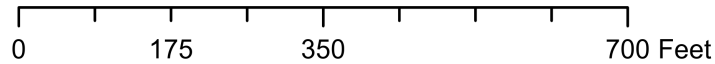
## Vicinity Map



### 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

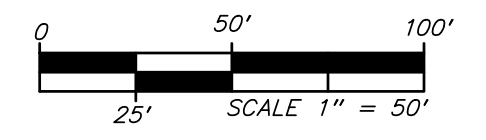
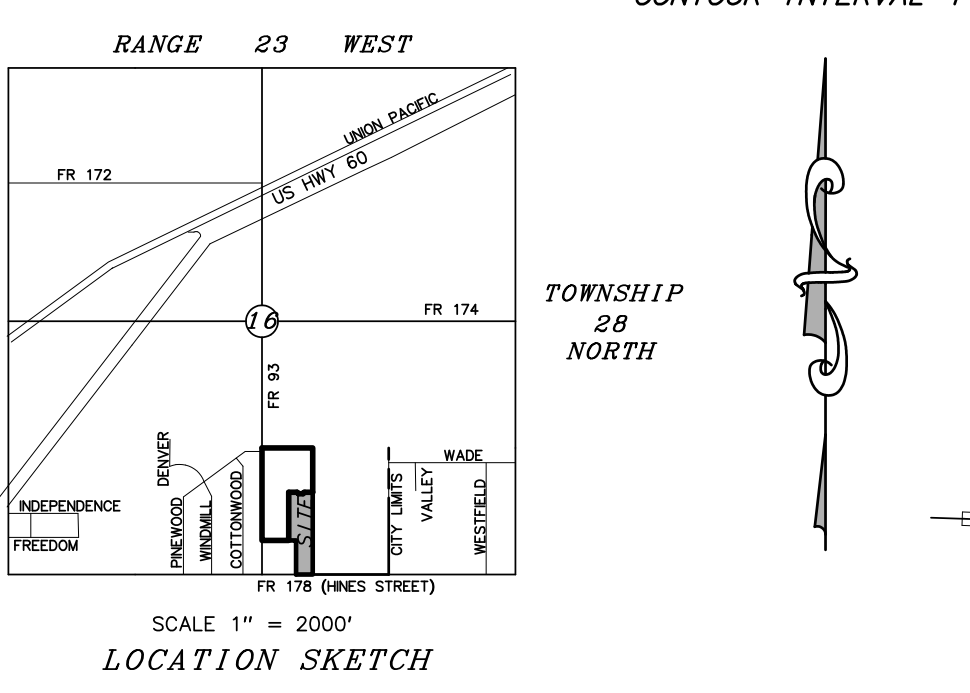
LITTLE APPLE INVESTMENT  
 PROPERTY LLC  
 KENNETH APPLEBERRY  
 ROUTE 2 BOX 2765  
 SEYMOUR MO 65746  
 417-840-8445  
 Bappleberr@aol.com

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



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

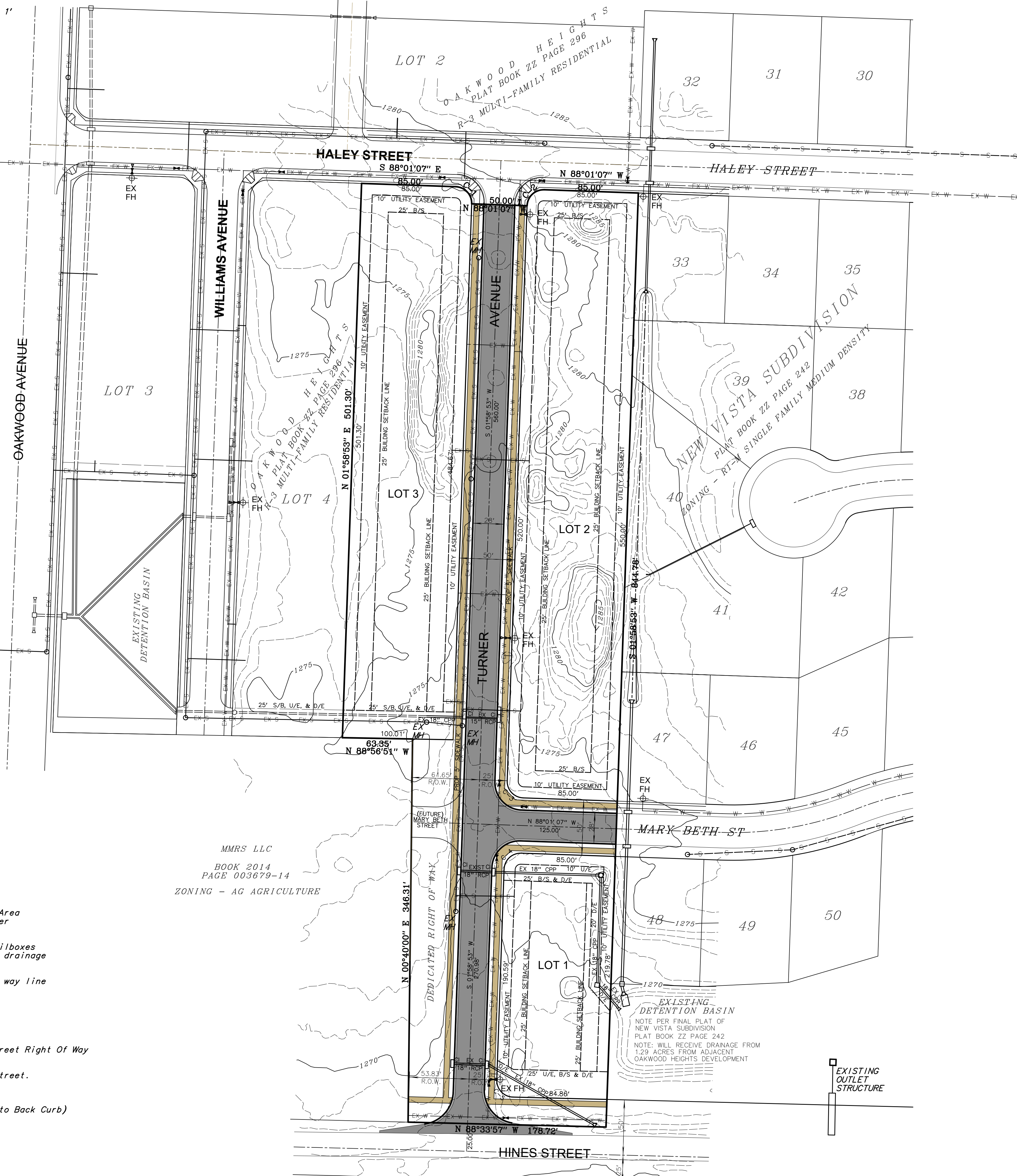
BASIS OF BEARINGS  
 GRID NORTH  
 MISSOURI COORDINATE SYSTEM OF 1983  
 CENTRAL ZONE

LEGEND

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

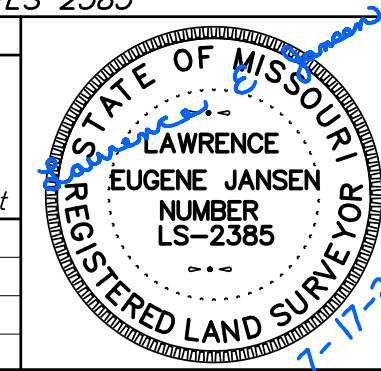
SITE INFORMATION

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-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

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Other

Name of Applicant:

SUBD-PRE 20-005

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Erik Pedersen

Commissioner Signature:

*Erik Pedersen*

Date:

8/10/20

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Other

Name of Applicant:

SUBD-PRE 20-005

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

*C. Hyder*

Date:

8/10/2020

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Other

Name of Applicant:

SUBD-PRE 20-005

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

Water and sewer has the capacity to serve  
New public streets and sidewalks within development  
Property zoned multi-family

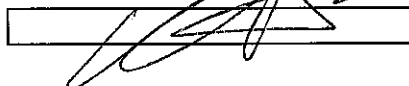
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

Kevin Haun

Commissioner Signature:



Date:

8/10/20

# Findings of Fact

Date of Hearing:

08/10/2020

Time:

7:00PM

Type of Application:

Other

Name of Applicant:

SUBD-PRE 20-005

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

RAISON ELLIS III

Commissioner Signature:

*Raison Ellis III*

Date:

8-10-20



## 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: \_\_\_\_\_