



AGENDA

City Council Meeting
City Council Chambers, 540 Civic Blvd
June 15, 2021 at 6:00 PM

Matt Russell, 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
Shane Grooms, Ward III
Jim Deichman, Ward IV

Call Meeting to Order

Opening Prayer

Pledge of Allegiance to the United States Flag

Citizen Participation

Consent Agenda

- [1.](#) Approve June 1, 2021 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 Vendor List.
- [4.](#) Approve Utility Billing Adjustments.
- [5.](#) 21-R-24 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the Purchase of Radios for the Fire Department.
- [6.](#) 21-R-25 A Resolution of the City Council of the City of Republic, Missouri, Appointing Authorized Signers with Bank of Missouri.

Board, Commission, and Committee Schedule

City Council Meeting (Zoom)	June 22, 2021
Board of Adjustment Meeting	July 1, 2021
Planning & Zoning Meeting	July 12, 2021
City Council Meeting	July 20, 2021

Old Business and Tabled Items

- [7.](#) 21-42 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Olde Savannah Phase 1B Subdivision.

New Business (First Reading of Ordinances)

- [8.](#) 21-43 An Ordinance of the City Council of the City of Republic, Missouri, Approving a Special Use Permit to Operate a Rugby Football Club Facility Located in the 6100 Block of West Farm Road 156 to the Springfield Rugby Football Club.
- [9.](#) 21-44 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 10 Acres from Agricultural (AG) to Planned Development District (PDD), Located in the 7400 Block of West Farm Road 174.
- [10.](#) 21-45 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 5.91 Acres from Local Commercial (C-1) to General Commercial (C-3), Located in the 6500 Block of West Republic Road.

- [11](#).21-46 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 36.95 Acres from Agricultural (AG) to Heavy Manufacturing (M-2), Located in the 6800 Block of West Farm Road 144.
- [12](#).21-47 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 16.42 Acres from Agricultural (AG) to Heavy Manufacturing (M-2), Located in the 1100 Block of South State Highway MM.
- [13](#).21-48 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 10.88 Acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), Located at 6354 South Farm Road 89.
- [14](#).21-49 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 17.1 Acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), Located in the 6400 Block of South Farm Road 89.
- [15](#).21-50 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 2.5 Acres from Local Commercial (C-1) to General Commercial (C-3), Located at 6552 West Republic Road.
- [16](#).21-51 An Ordinance of the City Council of the City of Republic, Missouri, Approving Budget Amendment No. 2 to the Budget for the Fiscal Year 2021.

Other Business (Resolutions)

- [17](#).21-R-26 A Resolution of the City Council of the City of Republic, Missouri, Authorizing an Agreement with Midwest Public Risk for Property and Liability Insurance for 2021-2022.
- [18](#).21-R-27 A Resolution of the City Council of the City of Republic, Missouri, Approving the Audit Report for the Fiscal Year Ended December 31, 2020.

Reports from Staff

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

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

Adjournment

Individuals addressing the Council are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



MINUTES

City Council Meeting
City Council Chambers, 540 Civic Blvd
June 01, 2021 at 6:00 PM

- Matt Russell, 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
- Shane Grooms, 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 Pro Tem Jim Deichman at 6:00 p.m. Council Members present included Christopher Updike, Jim Deichman, Eric Franklin, Garry Wilson, Gerry Pool, Shane Grooms, and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, Assistant Parks and Recreation Director Jennafer Mayfield, Chief of Staff Lisa Addington, City Attorney Scott Ison, Principal Planner Chris Tabor, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Planning Manager Karen Haynes, BUILDS Administrator Andrew Nelson, Fire Chief Duane Compton, Police Lieutenant Jamie Burks, Information Systems Director Josh Jones, 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 Pro Tem Jim Deichman.

Citizen Participation

Mayor Pro Tem Jim Deichman opened citizen participation at 6:01 p.m. Mr. Gene Mitchell, 431 E. Harrison, spoke about an issue in his neighborhood as the Post Office will not deliver mail to them due to a dog in the area. Mr. Mitchell was unable to obtain any record of dog bites from the Prosecutor's office. City Administrator David Cameron let Mr. Mitchell know he would look into it and have someone reach out to him. Mayor Pro Tem Deichman closed citizen participation at 6:08 p.m.

Consent Agenda

Motion was made by Council Member Wilson and seconded by Council Member Grooms to approve the consent agenda. The vote was 7 Aye-Deichman, Franklin, Pool, Wilson, Grooms, and Mitchell. 0 Nay. Motion Carried.

1. Approve May 18, 2021 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.

Board, Commission, and Committee Schedule

Board of Adjustment Meeting	June 03, 2021 (Cancelled)
Planning & Zoning Meeting	June 07, 2021
City Council Meeting	June 15, 2021
City Council Meeting (Zoom)	June 22, 2021

Old Business and Tabled Items

3. **21-39 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Water Line and Drainage Easement on the 60 West Subdivision.**



Motion was made by Council Member Pool and seconded by Council Member Franklin to have the second reading of Bill 21-39 by title only. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Updike motioned for the passage of Bill 21-39. Council Member Franklin seconded. A roll call vote was taken. The vote was 7 Aye-Grooms, Updike, Deichman, Pool, Wilson, Franklin, and Mitchell. 0 Nay. Motion Carried.

4. 21-40 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Sediment and Detention Basin Easement on Lot 6 of the Akhtar Park Subdivision.

Motion was made by Council Member Pool and seconded by Council Member Franklin to have the second reading of Bill 21-40 by title only. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Pool motioned for the passage of Bill 21-40. Council Member Grooms seconded. A roll call vote was taken. The vote was 7 Aye-Franklin, Mitchell, Grooms, Wilson, Updike, Deichman, and Pool. 0 Nay. Motion Carried.

5. 21-41 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 IV, Land Use, Chapter 405, Zoning Regulations, Article VII, Additional District Provisions, Regarding Accessory Structures.

Motion was made by Council Member Grooms and seconded by Council Member Mitchell to have the second reading of Bill 21-41 by title only. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available to answer any questions from Council. Council Member Franklin motioned for the passage of Bill 21-41. Council Member Updike seconded. A roll call vote was taken. The vote was 7 Aye-Franklin, Mitchell, Grooms, Wilson, Updike, Deichman, and Pool. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

6. 21-42 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Olde Savannah Phase 1B Subdivision.

Council Member Franklin motioned for the first reading of Bill 21-42 by title only. Council Member Grooms seconded. The vote was 7 Aye-Pool, Deichman, Franklin, Mitchell, Russell, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

Other Business (Resolutions)-None

Reports from Staff

City Administrator David Cameron clarified in the agenda there was a scrivener's error on 21-41 that showed 21-42. Mr. Cameron reported the correct ordinance was posted in the packet; it just had the wrong exhibit attached.

City Administrator David Cameron congratulated Mr. Deichman on his first meeting. It is not easy to run these meetings and doesn't come naturally.

City Administrator David Cameron thanked Scott for his assistance. Mr. Cameron thanked Jared, Josh, Laura, and everyone that worked on this project to put the Council Chambers together. Mr. Cameron reminded everyone that we froze spending last year, which stopped this project. One year ago tonight we did our first in person meeting in the gymnasium. Mr. Cameron shared when you see the finished

project, you don't see all the details that went into it, but Jared ensures those little details are perfect. He has gone above and beyond to put his touch on this project and left no stone unturned. Mr. Cameron shared he is not sure how it all came together.

Mr. Cameron reported it was one year ago he took the call from Amazon. Mr. Cameron shared he sat through the entire meeting thinking about the project. If you look at Amazon's progress is in the middle of the pandemic, Convoy of Hope's project, this renovation, and all the work we have done in the past year, Mr. Cameron congratulated staff and Council for their perseverance through it all. Mr. Cameron shared we stayed the course and remained open, busy, and active. Mr. Cameron thanked the community and council.

Mayor Pro Tem Jim Deichman thanked staff for their part in the renovation. Mr. Deichman shared it is beautiful and will work well for us as it was getting tight in the old building. Mr. Deichman shared he was here Friday to see it while doing a run-through and was amazed when he saw it.

Council Member Franklin echoed Mr. Cameron and Mr. Deichman thanking staff for their work, as well as congratulating Mr. Deichman on his first meeting as Mayor Pro Tem. Mr. Franklin shared it is incredible how much has happened in one year to go from a text to all that has been accomplished. Mr. Franklin shared the Council Chamber is incredible and thanked staff for the hard work that went into it.

Council Member Pool shared she can't get in the chairs but this is a nice arrangement and a lot of decisions had to be made to complete it. Mrs. Pool shared it is nice even if her chair doesn't fit.

Adjournment

Council Member Pool motioned to adjourn the meeting at 6:22 p.m. Council Member Franklin seconded. The vote was 7 aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor



Record Destruction Request Form

MISSOURI RETENTION MANUAL CODE	NAME/DATE OF RECORDS TO BE DISPOSED	DATE(S) OF DOCUMENTS	RETENTION TIME NEEDED FOR RECORD
0102 Animal Control Cards	Records documenting the history of every animal received at the shelter	2008, 2015	2 years
0104 Investigation Logs and Reports	Chronological record of investigations of incidents and cases handled by animal control officers	2011, 2014-2016	2 years
0101 Animal Bite Records	Dangerous Dog Report	2016	2 years after bite



City of Republic

Vendor Audit Report

Item 3.

For Date Range 05/01/2021 - 05/31/2021

Vendor	Added	Added User	Deleted	Deleted User
07427 - Trojun Enterprises LLC	05/04/2021	SHERRI WOODS		
07428 - Logan Dillie	05/06/2021	SHERRI WOODS		
07428 - Logan Dillie	05/06/2021	SHERRI WOODS		
07429 - Eve D Salomon	05/06/2021	SHERRI WOODS		
07431 - B & H Industrial Service Inc	05/12/2021	SHERRI WOODS		
07432 - Starboard and Port LLC	05/12/2021	SHERRI WOODS		
07433 - Professional Development Academy LLC	05/17/2021	SHERRI WOODS		
07435 - Xavier Ulshafer	05/18/2021	SHERRI WOODS		
07436 - Claire Redman	05/18/2021	SHERRI WOODS		
07437 - Amtec Less Lethal Systems Inc	05/18/2021	SHERRI WOODS		
07438 - Michael L Seitz	05/18/2021	SHERRI WOODS		
07440 - Benjamin Roggensees	05/24/2021	SHERRI WOODS		
07442 - PTG Missouri LLC	05/26/2021	SHERRI WOODS		
07444 - American Association of Notaries Inc	05/27/2021	SHERRI WOODS		



Utility Billing Adjustments

Date	Customer	Overread/Leak	Leak In	Water Gallons Adjusted	Amount Adjusted	Sewer Gallons Adjusted	Amount Adjusted
5/10/2021	Kathy Webb	Leak	Service Line - March Billing	11,333	40.35	22,667	214.66
5/10/2021	Kathy Webb	Leak	Service Line - April Billing	34,183	121.69	68,367	647.44
5/10/2021	Kathy Webb	Leak	Service Line - May Billing	33,983	120.98	67,967	643.65
5/11/2021	Pamela Smith	Leak	Service Line April Billing	3,978	14.16	7,957	75.35
5/11/2021	Pamela Smith	Leak	Service Line May Billing	12,353	43.98	24,707	233.98
5/11/2021	Melissa Barton	Leak	Toilet	1,820	6.48	1,820	17.24
5/11/2021	Howard Perrine	Leak	Toilet	755	2.69	755	7.15
5/11/2021	Theresa Ranne	Leak	Service Line -April Billing	12,775	45.48	25,550	241.96
5/21/2021	Leslie/Mary Musil	Leak	Service Line in Wall -March Billing	6,650	23.67	13,300	125.95
5/21/2021	Darin Cantrell	Leak	Toilet	2,250	8.01	-	-
5/21/2021	Gene Brown	Leak	Service Line - May Billing	7,000	24.92	-	-
5/21/2021	Mary Schermerhorn	Leak	Service Line - February Billing	12,400	44.53	24,800	49.24
5/24/2021	Matthew Gossett	Pool Fill	Sewer Adjustment	-	-	9,700	91.86
5/24/2021	Wayne Willie	Overread	Miscalculated Summer rate	-	-	3,200	30.30



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-24 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the Purchase of Radios for the Fire Department

Submitted By: Duane Compton, Fire Chief

Date: June 15, 2021

Issue Statement

To approve the placement of an order to purchase twenty-seven (27) Harris portable radios.

Discussion and/or Analysis

The Republic Fire Department would like to purchase twenty-seven (27) Harris portable radios and related equipment for the department from Communications Associates of Springfield. The current portable radios that are used by the fire department are reaching the end of their lifespan and have been in service for over ten years. The new radios will also allow the Fire Department to upgrade from the current 800 MHz system to the new digital P25 communication system that will be activated in August of this year.

\$85,000.00 was included in the 2021 Capital Improvement Sales Tax for this purchase. The bid tabulation is below from the three vendors that submitted bids.

- Communications Associates located in Springfield \$83,070.79. Harris brand of radio.
- Wiest Tech located in Neosho \$87,959.47. Harris brand of radio.
- N-Route located in Ozark \$107,323.77. Motorola brand of radio.

Recommended Action

Fire Chief Duane Compton recommends approving the placement of an order to purchase twenty-seven (27) Harris radios for the Fire Department and related equipment totaling \$83,070.79.

RESOLUTION NO. 21-R-24

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
AUTHORIZING THE PURCHASE OF RADIOS FOR THE FIRE DEPARTMENT**

WHEREAS, the City of Republic, Missouri (“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, due to changes being made to the County-wide radio system used by the Fire Department and other departments, and the age and condition of the current radios, new radios must be purchased; and

WHEREAS, the City solicited sealed bids for the new Fire Department Portable Radios and Accessories (herein called the “Project”); and

WHEREAS, three vendors provided duly submitted bids for the Project and the lowest bidder was Communications Associates, all bids being on file with the City Clerk; and

WHEREAS, Council desires to accept the lowest responsible bid for the Project; and

WHEREAS, Council finds this purchase is necessary for public safety and for the safety of the City’s employees as the current Fire Department radios are antiquated and will not work with the new County-wide radio system.

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

- Section 1. The submitted bid from Communications Associates, attached hereto as “Attachment 1” and incorporated herein, is accepted for the Project at the unit prices shown thereon and not to exceed \$83,070.79.
- Section 2. The City Administrator, or designee, on behalf of the City, is authorized to take the necessary steps to execute this Resolution.
- Section 3. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 4. This Resolution shall take effect after passage as provided by law.


PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 15th day of June 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

RESOLUTION NO. 21-R-24

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 09:14:49
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

ATTACHMENT A - BID SUBMISSION FORM

BIDDERS MUST PROVIDE THE FOLLOWING INFORMATION:


Item	Description <i>Please refer to the quantities, accessories, and specifications in the attached bid specifications.</i>	Unit Price	Total
1	Twenty five (25) radios and accessories should be P25 7/800 band IP67 and MIL-STD certified radio with two-microphone noise suppression, one (1) antenna per radio shall be supplied. Each radio shall also have a remote corded microphone that is public safety grade that can be detached from the radio if needed. No channel or volume knobs shall be installed on the mic. Each radio shall be supplied with one battery. One (1) belt clip that is removable per radio. One (1) desktop charger per radio. Single-key AES encryption is required. These radios shall be expandable to multi key AES encryption for future needs.	\$ 3286.57	\$ 82,164.25
2	Two (2) radios and accessories should be P25 dual band 7/800 and VHF radio, with AES encryption. These two (2) radios must be able to operate on all of the Missouri Statewide Interoperability Network (MOSWIN) compatible. Two-microphone noise suppression, programable multi key AES encryption enabled. One (1) antenna per radio shall be supplied. Each radio shall also have a remote corded microphone that is public safety grade that can be detached from the radio if needed. No channel or volume knobs shall be installed on the mic. A total of four (4) high-capacity batteries shall be supplied for these two (2) radios. One (1) belt clip that is removable per radio. One (1) desktop charger per radio. Note, these two radios are for command staff.	\$ 4,982.32	\$ 9,964.64
3	Two (2) six bank battery changers. UNIT: 545.95 TOTAL: 1091.90	↑	↑
4	Five (5) spare batteries. UNIT: 130.00 TOTAL: 650.00	↑	↑
5	1 for 1 trade in allowance for each radio purchased. Radios may be MTS 2000 or XTS 3000. Some radios may be no functioning	\$ 400	\$ 10,000
	T o t a l p r i c e	\$ 83,070.79	
	Estimated delivery date to the vendor's place of business. This date does not include programming of the radios just the project	Date	30 DAYS

(Discount)

	delivery date once the order is placed.	
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In compliance with this Invitation for Bid and to all terms, conditions, and specifications imposed therein and hereby incorporated by reference, the undersigned offers and agrees to furnish the goods and/or services described herein.

Any addendums to this bid specification will be posted on the City of Republic web site if needed.

City of Republic – Fire Department Radios 213 N Main St., Republic, MO 65738	COMMUNICATIONS ASSOCIATES
	Company Legal Name:
	3343 S. SCENIC AVE SPRINGFIELD, MO 65807
	Address:
Telephone: 417-882-1401	
Facsimile: 417-883-4948	Signed Dated 6/2/21
E-mail: ADAM@COMMASSOCRADIO.COM	SALES MANAGER
Cellular: 417-402-6762	Printed Title
	Bidders Federal ID Number: 43-1288310



3343 S. Scenic | Springfield MO | 65807
 417-882-1401 | Fax 417-883-4948
www.CommAssocRadio.com

Attn: Duane Compton
 Republic Fire Department
 701 US 60
 Republic, MO 65738

QUOTATION

Quotation No.
21-0602-01
Quotation Date
6/2/2021

Thank you for your inquiry. We are pleased to submit our quotation as follows:

ITEM NO.	QTY	MODEL NO.	DESCRIPTION	UNIT PRICE	TOTAL
SINGLE-BAND P25 RADIO					
1	25	XS-PPS1Y	L3Harris XL-185 Portable Radio (800MHz, Partial Keypad, Yellow) **	\$1,345.05	\$33,626.25
2	25	XS-PKGMR	Feature: Immersible Radio (IP68 Rated)	\$156.00	\$3,900.00
3	25	XS-PKGPT	Feature: P25 Trunking	\$975.00	\$24,375.00
4	25	XS-PL8Y	Feature: Encryption Lite	\$0.01	\$0.25
5	25	XS-PL9E	Feature: Single-Key AES Encryption	\$0.01	\$0.25
6	25	XS-NC8F	Antenna: 1/4 Wave Whip, 762-870MHz	\$26.00	\$650.00
7	30	XS-PA4J	Battery: 3100mAh Li-Ion, Intrinsically-Safe (UL), C1D1	\$130.00	\$3,900.00
8	25	XS-CH4X	Charger: Single-Unit Desktop	\$110.50	\$2,762.50
9	25	XS-HC3L	Belt Clip (Metal)	\$19.50	\$487.50
10	25	XS-Y1EWP	Extended Warranty (Additional 1-Year / 36Mos. Total Warranty)	\$65.00	\$1,625.00
11	25	XS-AE1X	Speaker Mic (Noise-Cancelling Fire Mic, High-Visibility Yellow)	\$409.50	\$10,237.50
12	25	PROG	Radio Programming to Customer Codeplug	\$50.00	\$1,250.00
13	2	XS-CH5A	Charger: 6-Bay Desktop	\$545.95	\$1,091.90
14	25	TRADE-IN	Radio Trade-In Discount (Per Unit Radio Trade-In)	-\$400.00	-\$10,000.00
OPTIONAL: Personalized Engraving ** ** Available After Delivery - \$30 Per Unit Cost (not-included in unit price)					
We Are A Veteran Owned Small Business				Outbound Freight	Included
				Sales Tax 5.975%	Tax Exempt
This quote is confidential and may not be distributed without prior written consent of Communications Associates. This Quotation is Valid For: 30 Days Estimated Delivery = 5 to 7 Business Days					\$73,906.15

SALES CONTACT <u>Adam Fugate</u> PHONE NUMBER: <u>417-402-6762</u>	CUSTOMER: SIGNATURE: _____
PAYMENT TERMS: 30 DAYS UPON INVOICE, UNLESS OTHERWISE NOTED	PURCHASER'S ENDORSEMENT NAME: _____ TITLE: _____ DATE: _____ PO # _____
Endorsement of this form constitutes an agreement to purchase the items listed above, subject to terms and conditions. Quotation is based on performance of labor during regular working hours, 8:00am - 5:00pm Monday through Friday. Customer requests for work to be performed outside of these parameters may be accommodated and billed at established overtime shop rates unless addressed in this or other valid statement of work.	



3343 S. Scenic | Springfield MO | 65807
 417-882-1401 | Fax 417-883-4948
www.CommAssocRadio.com

Attn: Duane Compton
 Republic Fire Department
 701 US 60
 Republic, MO 65738

QUOTATION

Quotation No.
21-0602-01
Quotation Date
6/2/2021

Thank you for your inquiry. We are pleased to submit our quotation as follows:

ITEM NO.	QTY	MODEL NO.	DESCRIPTION	UNIT PRICE	TOTAL
DUAL-BAND P25 RADIO					
1	2	XL-PPM1Y	L3Harris XL-200 Portable Radio (VHF & 800MHz, Partial Keypad, Yellow) **	\$2,413.55	\$4,827.10
2	2	XL-PKGMR	Feature: Immersible Radio (IP68 Rated)	\$156.00	\$312.00
3	2	XL-PKGPT	Feature: P25 Trunking	\$975.00	\$1,950.00
4	2	XL-PL8Y	Feature: Encryption Lite	\$0.01	\$0.02
5	2	XL-PL9E	Feature: Single-Key AES Encryption	\$0.01	\$0.02
6	2	XL-PKG8F	Feature: 256 AES, 64 DES Multikey Encryption	\$451.75	\$903.50
7	2	XL-NC5Z	Antenna: Flex Helical, 136-870MHz	\$71.50	\$143.00
8	4	XL-PA4J	Battery: 3100mAh Li-Ion, Intrinsically-Safe (UL), C1D1	\$130.00	\$520.00
9	2	XL-CH4X	Charger: Single-Unit Desktop	\$110.50	\$221.00
10	2	XL-HC3L	Belt Clip (Metal)	\$19.50	\$39.00
11	2	XL-Y1EWP	Extended Warranty (Additional 1-Year / 36Mos. Total Warranty)	\$65.00	\$130.00
12	2	XS-AE1X	Speaker Mic (Noise-Cancelling Fire Mic, High-Visibility Yellow)	\$409.50	\$819.00
13	2	PROG	Radio Programming to Customer Codeplug	\$50.00	\$100.00
14	2	TRADE-IN	Radio Trade-In Discount (Per Unit Radio Trade-In)	-\$400.00	-\$800.00
			OPTIONAL: Personalized Engraving **		
			** Available After Delivery - \$30 Per Unit Cost (not-included in unit price)		
			We Are A Veteran Owned Small Business	Outbound Freight	Included
				Sales Tax 5.975%	Tax Exempt
This quote is confidential and may not be distributed without prior written consent of Communications Associates. This Quotation is Valid For: 30 Days Estimated Delivery = 5 to 7 Business Days					\$9,164.64

SALES CONTACT Adam Fugate PHONE NUMBER: 417-402-6762

CUSTOMER:
SIGNATURE: _____

PURCHASER'S ENDORSEMENT

PAYMENT TERMS: 30 DAYS UPON INVOICE, UNLESS OTHERWISE NOTED

NAME: _____

Endorsement of this form constitutes an agreement to purchase the items listed above, subject to terms and conditions. Quotation is based on performance of labor during regular working hours, 8:00am - 5:00pm Monday through Friday. Customer requests for work to be performed outside of these parameters may be accommodated and billed at established overtime shop rates unless addressed in this or other valid statement of work.

TITLE: _____

DATE: _____

PO # _____

BID SPECIFICATIONS

This Invitation for Bid (IFB) is for the proposed portable radios and accessories for the Republic Fire Department.

The Republic Fire Department intends to purchase and deploy portable radios (P25 interoperability) with battery and accessories, that will be used on a Greene county wide communications system. The county-wide trunked radio system is in the process of being P-25 upgraded and the 9-1-1 Emergency Communications trunked radio system will tie into the Missouri Statewide Interoperability Network (MOSWIN) state-wide radio network. City Utilities of Springfield Missouri will need to evaluate the equipment and programming software. The system these radios will be operating on will be a Motorola Simulcast system.

All portable radios shall be APCO Project 25 Phase One operation. Please note the quantity may vary based on pricing.

Description	Compliance must be marked	Yes	No
<p>Twenty five (25) radios and accessories should be P25 7/800 band IP67 and MIL-STD certified radio with two-microphone noise suppression, one (1) antenna per radio shall be supplied. Each radio shall also have a remote corded microphone that is public safety grade that can be detached from the radio if needed. No channel or volume knobs shall be installed on the mic. Each radio shall be supplies with one battery. One (1) belt clip that is removable per radio. One (1) desktop charger per radio. Single-key AES encryption is required. These radios shall be expandable to multi key AES encryption for future needs.</p>		X	
<p>Two (2) radios and accessories should be P25 dual band 7/800 and VHF radio, with AES encryption. These two (2) radios must be able to operate on all of the Missouri Statewide Interoperability Network (MOSWIN) compatible. Two-microphone noise suppression, programable multi key AES encryption enabled. One (1) antenna per radio shall be supplied. Each radio shall also have a remote corded microphone that is public safety grade that can be detached from the radio if needed. No channel or volume knobs shall be installed on the mic. A total of four (4) high-capacity batteries shall be supplies for these two (2) radios. One (1) belt clip that is removable per radio. One (1) desktop charger per radio. Note, these two radios are for command staff.</p>		X	
<u>All radios shall comply with the following items listed below.</u>			
<p>Three (3) multiusers soft programable keys and five (5) user programable radio navigation buttons / menu button are required on all radios. A full alphanumeric keypad is not required.</p>		X	
<p>All radios shall be Public Safety grade with a inter metal band around the circuit board for added drop protection. All radios shall be yellow or lime green in color.</p>		X	
<p>Combination power / volume knob. Channel selection knob shall be stand along of the power knob.</p>		X	

Description	Compliance must be marked	Yes	No
Five (5) extra standard capacity batteries shall be supplied.		X	
Two (2) six bank gang charger that will fit both models of radios for fire station charging.		X	
Minimum of three (3) year warranty on all radios		X	
Top alphanumeric display on both models of radios		X	
Front alphanumeric display with a minimum of eight (8) characters on both models of radios		X	
The display screens shall be back lighted as well as have the capability of changing the color of the screen for the back lighting to various colors. The back lighted display colors will be specifying during the programming of the radio by the fire department. For example fire dispatch will be green all ops channels will be red.		X	
Minimum four channel banks with sixteen channels per each bank minimum.		X	
Bluetooth capable and both models of radios.		X	
Channel changing options should have a voice announcement over the radio's speaker or attached remote mic to announce what talk group the user has selected within the radio. This is required on both models of radios.		X	
Programed for a system busy and out of system range by sound a tone through the radio speaker. This is required on both models of radios.		X	
Proposed radios shall be compatible and meet all mandatory requirements for APCO Project 25 Phase 1 operation.		X	
MIL 810 C, D, E, F and G standards for shock, vibration, salt, fog, and rain, and IP67 minimum for dust and immersion in water		X	
Programed per fire department programming list (see below) for the 800 MHz system. Note dual band 7/800 and VHF radios on the Missouri Statewide Interoperability Network (MOSWIN) will require additional programing.		X	
All radios shall be programed to scan all talk groups if selected.		X	
All radios shall be capable of selecting the any talk group from any bank to add to or delete into the scan list.		X	
Radio programing shall be designed to give priority to the talk group that the radio selector knob is current set on by the user.		X	

The radios display shall indicate the battery level and radio signal strength.

X

To be submitted with Vendor's Bid (MUST BE COMPLETED)

We DO NOT take exception to the IFB Documents/Requirements.

We TAKE exception to the IFB Documents/Requirements as follows (MUST SPECIFY EXCEPTIONS):
CITY OF REPUBLIC STATEMENT OF "NO BID" * ADDENDA

Bidder acknowledges receipt of the following addendum:

RETURN THIS PAGE ONLY IF YOUR COMPANY PROVIDES THE PRODUCTS/SERVICES BEING BID AND DECLINES TO DO SO.

Addendum No. ____

Addendum No. ____

WE, THE UNDERSIGNED, HAVE DECLINED TO BID ON YOUR IFB * FOR DESCRIPTION FOR THE FOLLOWING REASON(S):

Addendum No. ____

____ SPECIFICATIONS ARE TOO "TIGHT," I.E. GEARED TOWARD ONE BRAND OR MANUFACTURER ONLY (PLEASE EXPLAIN BELOW).

Addendum No. ____

Addendum No. ____

____ INSUFFICIENT TIME TO RESPOND TO INVITATION FOR BID.

____ OUR PRODUCT SCHEDULE WOULD NOT PERMIT US TO PREFORM.

Print Email ADAM@COMMASSOCRADIO.COM

Print Federal Tax ID No. 43-1288310



L3HARRIS™
FAST. FORWARD.

XL-185P PORTABLE

Converged LTE Land Mobile Radio

The L3Harris XL-185P is the industry's leading converged single-band Land Mobile Radio (LMR) with LTE. Situational Awareness is front and center as you combine crystal clear audio over your P25 radio system and data sharing capabilities on nationwide broadband networks. With industry-leading technology at your fingertips, you have more ways and more places to connect.

Engineered for top performance in severe conditions, the XL-185P is an ideal, economical choice for Public Safety and Utility workers. The XL-185P delivers industry-leading, loud audio powered by a 1.5 watt/4 watt max amplifier with woofer and tweeter speakers—and advanced noise cancellation technologies suppressing audio feedback to provide clear communications through a wide range of conditions.

The portable features a ruggedized aluminum I-beam frame and meets MIL-STD-810G for durability, including Method 511.5 for explosive atmospheres and Method 504.1 for contamination by fluids, so it can be scrubbed with cleansers and biological sanitizers.

Compact and lightweight, the XL-185P fits naturally into users' hands, with controls shaped for fast, easy, gloved-hand operation. The color-coded display and easy-access A-B-C-D switching allows fast identification and selection of priority talk groups. First Responders also avoid missing critical calls through the portable's ability to instantly recall and replay received audio.

The XL-185P supports a choice of encryption methods for secure communications, including single-key AES.



ADVANCED CONNECTIVITY IN EXTREME ENVIRONMENTS

KEY BENEFITS

- > AT&T & Verizon Certified and FirstNet Ready™
- > Loud and clear audio with advanced noise cancellation
- > Ruggedized to meet stringent MIL-spec standards
- > Built-in Wi-Fi®, Bluetooth® and GPS
- > Secure voice and data encryption
- > Intuitive and easy to use

SPECIFICATIONS FOR: XL-185P PORTABLE RADIO

Item 5.

GENERAL			
Radio Models:			
Full Keypad	TFT LCD w/DTMF keypad, navigation cluster, soft keys		
Partial Keypad	TFT LCD w/partial keypad, navigation cluster, soft keys		
Dimensions w/Battery (H x W x D)	5.8 x 2.3 x 1.4 in (148.0 x 60.0 x 36.0 mm)		
Weight	w/ Battery, Antenna and LTE Modem	w/Battery and Antenna	w/o Battery and Antenna
	18.2 oz (516 g)	16.2 oz (464 g)	10.4 oz (296 g)
Housing Colors	Midnight Black, High-Visibility Yellow and High-Visibility Green		
Interfaces:			
Front Display	320 x 178 pixels, 1.8 inch transfective LCD, 16-bit color with backlight		
Top Display	128 x 32 pixels, OLED 1.1 inch multi-color backlight, sunlight readable		
Keypad	Backlight, 3 soft keys, 5-way navigation key, full DTMF keypad		
Buttons	Large PTT button, on/off knob, volume knob, red emergency button, 16-position top-mounted rotary knob, 2-position concentric switch, 4-position toggle switch, 3 programmable side buttons		
Tx/Rx Indicator	Multi-colored LEDs		
Channel/Talkgroup Capacity	1,250 total conventional channels and 13,824 total talkgroups		
Radio Programming	Firmware, personalities and feature set over Wi-Fi		
Transceiver	Supported Bands	Channel Capacity	
	VHF, UHF, 700/800 MHz or 900 MHz, and LTE (optional)	12,500 (1,250 per mission plan)	
Environmental:			
Relative Humidity	5% @ 140°F (+60°C), 95% @ 122°F (+50°C)		
Vibration	USDA LMR Standard, Section 2.15 and MIL-STD-810G, Test Method 514.6		
Drop Shock	1.5 meter drop to concrete (exceeds TIA-603-D)		
Immersion¹	2 meters for 4 hours in accordance with MIL-STD-810G/IP68		
Operating Temperature²	-22° to +140°F (-30° to +60°C)		
Storage Temperature³	-40° to +176°F (-40° to +80°C)		
Altitude	Operational	In Transit	
	15,000 feet (4,572 meters)	40,000 feet (12,192 meters)	
Electrical Input Voltage	7.5 VDC (nominal)		
GPS/GNSS Specifications:	P25 standard Tier 2 and L3Harris in-band		
Channels	52		
Tracking Sensitivity (dBm)	-166 (GPS), -163 (GLONASS)		
Acquisition Sensitivity (dBm)	-146 (GPS)		
Cold Start w/-130 dBm input	<35 seconds		
Hot Start w/-130 dBm input	<1 second		
Safety:			
Hazardous Location Options			
RoHS Compliant			

¹ Optional feature

² Extreme low temperatures adversely affect battery life

³ Store batteries at +25°C ± 5°C

LMR TRANSMITTER				
Frequency Bands	VHF	UHF	700/800 MHz	900 MHz*
Frequency Ranges (MHz)				
Option 1 (US)	136-174	378-522	768-776, 798-806, 806-816, 851-861	896-902, 935-944
Option 2 (International)	136-174	378-522	763-776, 793-806, 806-825, 851-870	896-902, 935-944
Rated RF Power/Talkaround (W)	1-6	1-5	0.5-3	0.5-3.5
Frequency Stability (-30 to +60°C)	±1.0 ppm	±1.0ppm	±1.0 ppm	±1.0 ppm
Modulation Limiting (kHz)	2.5, 4, 5 (FM)	2.5, 4, 5 (FM)	2.5, 4, 5 (FM)	2.5, 4, 5 (FM)
Audio Response (dB)	+1/-3	+1/-3	+1/-3	+1/-3
Spurious and Harmonics (dBc)	-80 (FCC Part 90)	-80 (FCC Part 90)	-80 (FCC Part 90)	-80 (FCC Part 90)
FM Hum and Noise Companion Receiver (dB):				
@ 25 kHz	70	60	55	55
@ 12.5 kHz	47	47	45	45
Audio Distortion (%)	<1.25	<1.25	<1.25	<1.25
Project 25 Modulation Fidelity (%)	1.0	1.0	1.0	1.0
Project 25 Adjacent Channel Power (dBc)	>71	>71	>71	>70

*Configurations supporting the three (3) 700, 800 and 900 MHz frequency bands do not support 768-776 MHz/763-776 MHz talkaround

SPECIFICATIONS FOR: XL-185P PORTABLE RADIO

REGULATORY DATA							
Frequency Range	RF Output	Frequency Stability	FCC Type Acceptance No.	Applicable FCC Rules	Industry Canada Certification No.	Applicable Industry Canada Rules	NTIA Cert. No.
136 - 174 MHz	6 W	±1.0 ppm	OWDTR-0150-E	22, 74, 80, 90	3636B-0150	RSS-119	SPS-217 49/1
378 - 522 MHz	5 W	±1.0 ppm	OWDTR-0149-E	22, 74, 80, 91	3636B-0149	RSS-119	SPS-217 49/1
768 - 776 MHz	3 W	±1.0 ppm	OWDTR-0147-E & OW DTR-0148-E	90	3636B-0147	RSS-119	
798 - 806 MHz	3 W	±1.0 ppm	OWDTR-0147-E & OW DTR-0148-E	90	3636B-0147	RSS-119	
806 - 816 MHz	3 W	±1.0 ppm	OWDTR-0147-E	90	3636B-0147	RSS-119	
806 - 825 MHz	3 W	±1.0 ppm	OWDTR-0148-E	90	3636B-0148	RSS-119	
851 - 861 MHz	3 W	±1.0 ppm	OWDTR-0147-E	90	3636B-0147	RSS-119	
851 - 869 MHz	3 W	±1.0 ppm	OWDTR-0148-E	90	3636B-0148	RSS-119	
896 - 901 MHz	3 W	±1.0 ppm	OWDTR-0143-E	90, 24D, 101	3636B-0143	RSS-119	
901 - 902 MHz	3 W	±1.0 ppm	OWDTR-0143-E	90, 24D, 101	3636B-0143	RSS-119	
940 - 941 MHz	3 W	±1.0 ppm	OWDTR-0143-E	90, 24D, 101	3636B-0143	RSS-119	
935 - 940 MHz	3 W	±1.0 ppm	OWDTR-0143-E	90, 24D, 101	3636B-0143	RSS-119	
941 - 944 MHz	3 W	±1.0 ppm	OWDTR-0143-E	90, 24D, 101	3636B-0143	RSS-119	
2402 - 2460 MHz	VHF single band	0.2 W	N/A	OWDTR-0150-E	15	3636B-0150	RSS-119
	UHF single band	0.2 W	N/A	OWDTR-0149-E	15	3636B-0149	RSS-119
	RB single band	0.2 W	N/A	OWDTR-0147-E	15	3636B-0147	RSS-119
	NRB single band	0.2 W	N/A	OWDTR-0148-E	15	3636B-0148	RSS-119
5180 - 5825 MHz	VHF single band	.01 W	N/A	OWDTR-0150-E	15	3636B-0150	RSS-119
	UHF single band	.01 W	N/A	OWDTR-0149-E	15	3636B-0149	RSS-119
	RB single band	.01 W	N/A	OWDTR-0147-E	15	3636B-0147	RSS-119
	NRB single band	.01 W	N/A	OWDTR-0148-E	15	3636B-0148	RSS-119

*Configurations supporting the three (3) 700, 800 and 900 MHz frequency bands do not support 768-776 MHz/763-776 MHz talkaround

LMR RECEIVER				
Frequency Bands	VHF	UHF	700/800 MHz	900 MHz
Frequency Ranges (MHz): Option 1 (US) Option 2 (International)	136-174 136-174	378-522 378-522	768-776, 851-861 763-776, 851-870	935-944 935-944
Channel Spacing (kHz)	25 (wideband), 12.5 (narrowband), 6.25 equiv (TDMA P25 Phase 2)		25 (wideband), 12.5 (narrowband), 6.25 equiv (TDMA P25 Phase 2)	
Frequency Stability (-30 to +60°C)	±1.0 ppm	±1.0 ppm	±1.0 ppm	±1.0 ppm
Sensitivity (dBm): @ 12 dB SINAD	-122	-121	-121 (700 MHz) -120 (800 MHz)	-120 (900 MHz)
Project 25 Reference Sensitivity (dBm): @ 5% BER	-122	-121	-120.5	-120.5
Analog Selectivity (dB): @ 25 kHz @ 12.5 kHz	77 71	77 70	74 64	74 64
Project 25 Adjacent Channel Rejection (dB)	66.2	62.2	62	62
Offset Channel Selectivity (dB): @ NPSPAC	NA	NA	30	30
Intermodulation (dB)	80	81	77	77
Spurious and Image Rejection (dB)	90	87	80	80
FM Hum and Noise (dB): @ 25 kHz @ 12.5 kHz	-60 -55	-60 -53	-55 -50	-55 -50
Audio Output - Rated/Max (mW)	1500/4000	1500/4000	1500/4000	1500/4000
Audio Distortion @ Rated Power (%)	1.1	1.1	1.1	1.1

BROADBAND	
LTE Protocol	3GPP Release 11, Category 12, Power Class 3 UE with support for QoS QCI
North America LTE Option	FCC ID: N7NEM75S 4G LTE Bands: B2, B4, B5, B12, B13, B14, B17, B29*, B30*, B66 3G Bands: B2, B5 Carrier Certification: FirstNet, AT&T, Verizon
International LTE Option (In selected countries)	4G LTE Bands: B1, B3, B5, B7, B8, B28 3G Bands: B1, B5, B8
Wi-Fi	802.11 b/g/n 2.4 GHz and 5 GHz; supports 24 preconfigured and 8 user configured networks
Bluetooth	Bluetooth 4.0 (128-bit encryption)

*Downlink only for Carrier Aggregation

SPECIFICATIONS FOR: XL-185P PORTABLE RADIO

DIGITAL OPERATION

Protocol	ProVoice™	P25
Vocoding Method	AMBE +2™ enhanced full rate	AMBE +2 enhanced full rate and enhanced half rate
Signaling Rate (kbps)	9.6	9.6
Modulation	GFSK	Phase 1 Tx: C4FM, Rx: C4FM and WCQPSK
L3Harris Failsoft operation	Switch to site trunking mode (for L3Harris infrastructure) or P25 conventional	

ENCRYPTION

Encryption Algorithms	Voice Encryption: Single-key AES/DES, Multiple-key AES/DES, DES-OFB, Encryption Lite (ARC4), 256-bit AES P25, 64-bit DES Control Channel Encryption: 128-bit AES (LLA)
Encryption Keys per Radio	Capable of storing 128 keys (128 AES, 64 DES), store up to 5 UKEKs per radio
Keying	L3Harris Key Loader, Over-the-Air Rekeying (OTAR) for respective UKEKs, Motorola KVL 3000+/4000
Standards	FIPS 140-2, FIPS 197

BATTERIES

Type	Dimensions (H x W x D)	Weight	Capacity (mAh)
Li-Ion	3.0 x 2.3 x 0.9 in	4.8 oz (136 g)	3100

ACCESSORIES

Headsets

The XL-185P can be used with a wide variety of headsets and covert audio accessories to provide a complete user-gear solution for the industrial, Public Safety, Utility and Transportation markets. Heavy-duty and lightweight headsets are available with in-ear or over-the-ear hearing protection, flexible boom microphones with noise-reduction technology, and standard or remote PTTs. In addition, the XL-185P can be used with Bone Conducting Skull Headsets and Throat Microphone/Headset Kits. Covert audio kits are available in black or beige, 2-wire or 3-wire configurations with ear-piece, microphone and PTT.



3-Wire Mini-Lapel Microphone



Tactical Headset

Speaker Microphones

L3Harris offers a versatile line of speaker microphones for the XL-185P. In addition, a premium leather holster is available for attaching to a belt or wearing with the premium leather shoulder strap.



Standard Mic



Revo NC2 Speaker Mic



Advanced Bluetooth Speaker Mic



500 Fire-Rated Speaker Mic

Chargers

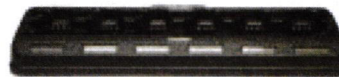
L3Harris offers a variety of chargers for the XL-185P including Single-Bay, 2-Bay, Multi-Bay and a Vehicular Charger for in-car charging. The chargers are designed to quickly and safely charge battery packs in approximately 1 to 4 hours.



Single-Bay Charger



2-Bay Charger



Multi-Bay Charger*



Vehicular Charger*

Additional Accessories Available

Bluetooth speaker microphones, Bluetooth covert earpieces, standard speaker microphones, Lithium Ion battery, PC programming software and cables, other subminiature surveillance accessories, and antennas.

*Accessories unavailable in Brazil

Technical specifications are subject to change without notice. Product sales are subject to applicable U.S. export control laws.

XL-185P PORTABLE

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Non-Export Controlled Information

L3Harris Technologies is an agile global aerospace and defense technology innovator, delivering end-to-end solutions that meet customers' mission-critical needs. The company provides advanced defense and commercial technologies across air, land, sea, space and cyber domains.



1025 W. NASA Boulevard
Melbourne, FL 32919

XL-200P PORTABLE

Converged LTE Land Mobile Radio

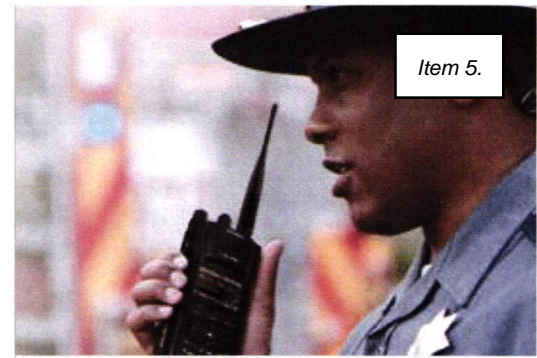
The L3Harris XL-200P is the industry's leading converged multiband Land Mobile Radio (LMR) with LTE. Situational Awareness is front and center as you combine crystal clear audio over your P25 radio system and data sharing capabilities on nationwide broadband networks. With industry-leading technology at your fingertips, you have more ways and more places to connect.

Designed from the ground up, the XL-200P is engineered for audio excellence. It combines a powerful 1.5/4.0 watt max amplifier and custom speakers with advanced noise cancellation technology to suppress feedback, delivering clear communications in a wide range of noisy environments.

Compact and ergonomic, the portable's shape is based on extensive research, resulting in a radio that fits naturally in users' hands. Controls are shaped and arranged for ease of use and optimum performance, including accessory connections.

With its ruggedized aluminum I-beam frame and tough seals, the XL-200P is built to operate in severe environments. This radio meets MIL-STD-810G for durability, including Method 511.5 for explosive atmospheres and Method 504.1 for contamination by fluids, so it can be scrubbed with cleansers and biological sanitizers.

The XL-200P supports a choice of encryption methods for secure communications, including single-key AES.



EXCEPTIONAL COMMUNICATIONS IN SEVERE ENVIRONMENTS

KEY BENEFITS

- > AT&T & Verizon Certified and FirstNet Ready™
- > Loud and clear audio with advanced noise cancellation
- > Ruggedized to meet stringent MIL-spec standards
- > Built-in Wi-Fi®, Bluetooth® and GPS
- > Secure voice and data encryption
- > Intuitive and easy to use

GENERAL			
Radio Models: Full Keypad Partial Keypad	TFT LCD w/DTMF keypad, navigation cluster, soft keys TFT LCD w/partial keypad, navigation cluster, soft keys		
Dimensions w/Battery (H x W x D)	5.8 x 2.3 x 1.4 in (148.0 x 60.0 x 36.0 mm)		
Weight	w/ Battery, Antenna and LTE Modem	w/Battery and Antenna	w/o Battery and Antenna
	18.2 oz (516 g)	16.2 oz (464 g)	10.4 oz (296 g)
Housing Colors	Midnight Black, High-Visibility Yellow and High-Visibility Green		
Interfaces: Front Display Top Display Keypad Buttons Tx / Rx Indicator	320 x 178 pixels, 1.8 inch transfective LCD, 16-bit color with backlight 128 x 32 pixels, 1.1 inch multi-color backlight, sunlight readable Backlight, 3 soft keys, 5-way navigation key, full DTMF keypad Large PTT button, on/off knob, volume knob, red emergency button, 16-position top-mounted rotary knob, 2-position concentric switch, 4-position toggle switch, 3 programmable side buttons Multi-colored LEDs		
Channel / Talkgroup Capacity	1,250 total conventional channels and 13,824 total talkgroups		
Radio programming	Firmware, personalities and feature set over Wi-Fi		
Transceiver	Supported Bands	Channel Capacity	
	VHF, UHF and 700/800 MHz and LTE (optional)	12,500 (1,250 per mission plan)	
Environmental: Relative Humidity Vibration Drop Shock Immersion ¹	5% @ 140°F (+60°C), 95% @ 122°F (+50°C) USDA LMR Standard, Section 2.15 and MIL-STD-810G, Test Method 514.6 1.5 meter drop to concrete (exceeds TIA-603-D) 2 meters for 4 hours in accordance with MIL-STD-810G/IP68		
Operating Temperature²	-22° to +140°F (-30° to +60°C)		
Storage Temperature³	-40° to +176°F (-40° to +80°C)		
Altitude	Operational	In Transit	
	15,000 feet (4,572 meters)	40,000 feet (12,192 meters)	
Electrical Input Voltage	7.5 VDC (nominal)		
GPS/GNSS Specifications: Channels Tracking Sensitivity (dBm) Acquisition Sensitivity (dBm) Cold Start w/-130 dBm input Hot Start w/-130 dBm input	P25 standard Tier 2 and L3Harris in-band 52 -166 (GPS), -163 (GLONASS) -146 (GPS) <35 seconds <1 second		
Safety: Hazardous Location Options RoHS Compliant	Approved for use in the U.S. and Canada in Class I, Division 2 Groups A, B, C and D hazardous locations		

¹ Optional feature

² Extreme low temperatures adversely affect battery life and audio power/ distortion

³ Store batteries at +25°C ± 5°C

LMR TRANSMITTER

Frequency Bands	VHF*	UHF*	700/800 MHz
Frequency Ranges (MHz): Option 1 (U.S.)	136-174	378-522	768-776, 798-806, 806-816, 851-861
Option 2 (International)	136-174	378-522	763-776, 793-806, 806-825, 851-870
Rated RF Power/Talkaround (W)	1-6	1-5	0.5-3
Frequency Stability (-30 to +60°C)	±1.0 ppm	±1.0 ppm	±1.0 ppm
Modulation Limiting (kHz)	2.5, 4, 5 (FM)	2.5, 4, 5 (FM)	2.5, 4, 5 (FM)
Audio Response (dB)	+1/-3	+1/-3	+1/-3
Spurious and Harmonics (dBc)	-80 (FCC Part 90)	-80 (FCC Part 90)	-80 (FCC Part 90)
FM Hum and Noise Companion Receiver (dB): @ 25 kHz @ 12.5 kHz	70 47	60 47	55 45
Audio Distortion (%)	<1.25	<1.25	<1.25
Project 25 Modulation Fidelity (%)	1.0	1.0	1.0
Project 25 Adjacent Channel Power (dBc)	>71	>71	>71

*Full-spectrum multiband VHF and UHF product is compliant with applicable FCC narrowbanding mandate below 512 MHz

REGULATORY DATA

Frequency Range	RF Output	Frequency Stability	FCC Type Acceptance No.	Applicable FCC Rules	Industry Canada Certification No.	Applicable Industry Canada Rules	NTIA Cert. No.
136-174 MHz	6 W	±1.0 ppm	OWDTR-0133-E, OWDTR-0145-E	22, 74, 80, 90	3636B-0133, 3636B-0145	RSS-119	SPS-217 49/1
378-522 MHz	5 W	±1.0 ppm	OWDTR-0133-E, OWDTR-0145-E	22, 74, 80, 90	3636B-0133, 3636B-0145	RSS-119	SPS-217 49/1
768-776 MHz	3 W	±1.0 ppm	OWDTR-0133-E, OWDTR-0145-E	90	3636B-0133, 3636B-0145	RSS-119	
798-806 MHz	3 W	±1.0 ppm	OWDTR-0133-E, OWDTR-0145-E	90	3636B-0133, 3636B-0145	RSS-119	
806-816 MHz	3 W	±1.0 ppm	OWDTR-0133-E	90	3636B-0133	RSS-119	
806-825 MHz	3 W	±1.0 ppm	OWDTR-0145-E	90	3636B-0145	RSS-119	
851-861 MHz	3 W	±1.0 ppm	OWDTR-0133-E	90	3636B-0133	RSS-119	
851-869 MHz	3 W	±1.0 ppm	OWDTR-0145-E	90	3636B-0133	RSS-119	
2402-2480 MHz	0.2 W	N/A	OWDTR-0133-E, OWDTR-0145-E	15	3636B-0133, 3636B-0145	RSS-119	
5180-5825 MHz	0.1 W	N/A	OWDTR-0133-E, OWDTR-0145-E	15	3636B-0133, 3636B-0145	RSS-119	

LMR RECEIVER

Frequency Bands	VHF	UHF	700/800 MHz
Frequency Ranges (MHz): Option 1 (U.S.) Option 2 (International)	136-174 136-174	378-522 378-522	768-776, 851-861 763-776, 851-870
Channel Spacing (kHz)	25 (wideband*), 12.5 (narrowband), 6.25 equiv (TDMA P25 Phase 2)		
Frequency Stability (-30 to +60°C)	±1.0 ppm	±1.0 ppm	±1.0 ppm
Sensitivity (dBm): @ 12 dB SINAD	-122	-121	-121 (700 MHz) -120 (800 MHz)
Project 25 Reference Sensitivity (dBm): @ 5% BER	-122	-121	-120.5
Analog Selectivity (dB): @ 25 kHz @ 12.5 kHz	77 71	77 70	74 64
Project 25 Adjacent Channel Rejection (dB)	66.2	62.2	62
Offset Channel Selectivity (dB): @ NPSPAC	N/A	N/A	30
Intermodulation (dB)	80	81	77
Spurious and Image Rejection (dB)	90	87	80
FM Hum and Noise (dB): @ 25 kHz @ 12.5 kHz	-60 -55	-60 -53	-55 -50
Audio Output - Rated / Max (mW)	1500/4000	1500/4000	1500/4000
Audio Distortion @ Rated Power (%)	1.1	1.1	1.1

*Full-spectrum multiband VHF and UHF product is compliant with applicable FCC narrowbanding mandate below 512 MHz

ENVIRONMENTAL STANDARD

Applicable MIL-STD	Parameter	Methods	Procedure/Categories
MIL-STD-810G*	Low pressure	500.5	1, 2
	High temperature	501.5	1, 2
	Low temperature	502.5	1, 2
	Temperature shock	503.5	1
	Solar radiation	505.5	1
	Contamination by fluids	504.1	2
	Rain	506.5	1, 3
	Humidity	507.5	2
	Salt fog	509.5	1
	Blowing dust and sand	510.5	1, 2
	Explosive atmosphere	511.5	1
	Immersion in water**	512.5	1
	Vibration (minimum integrity)	514.6	1, Category 24
	Vibration (basic transportation)	514.6	1, Category 4
	Shock (functional/basic)	516.6	1
Shock (transit drop)	516.6	4	
Shock (bench handling)	516.6	6	
IEC 60529	Dust-tight, continuous immersion in water**		IP68

*Also meets equivalent superseded MIL-STD-810D, -E and -F

**Optional feature

BROADBAND

LTE Protocol	3GPP Release 11, Category 12, Power Class 3 UE with support for QoS QCI
North America LTE Option	FCC ID: N7NEM75S 4G LTE Bands: B2, B4, B5, B12, B13, B14, B17, B29*, B30*, B66 3G Bands: B2, B5 Carrier Certification: FirstNet, AT&T, Verizon
International LTE Option (In selected countries)	4G LTE Bands: B1, B3, B5, B7, B8, B28 3G Bands: B1, B5, B8
Wi-Fi	802.11 b/g/n 2.4 GHz and 5 GHz; supports 24 preconfigured and 8 user configured networks
Bluetooth	Bluetooth 4.0 (128-bit encryption)

*Downlink only for Carrier Aggregation

SPECIFICATIONS FOR: XL-200P PORTABLE FULL-SPECTRUM MULTIBAND RADIO

DIGITAL OPERATION

Protocol	ProVoice™	P25
Vocoding Method	AMBE+2™ enhanced full rate	AMBE+2 enhanced full rate and enhanced half rate
Signaling Rate (kbps)	9.6	9.6
Modulation	GFSK	Phase 1 Tx: C4FM, Rx: C4FM and WCQPSK
L3Harris Failsoft operation	Switch to site trunking mode (for L3Harris infrastructure) or P25 conventional	

ENCRYPTION

Encryption Algorithms	Voice Encryption: Single-key AES/DES, Multiple-key AES/DES, DES-OFB, Encryption Lite (ARC4), 256-bit AES P25, 64-bit DES Control Channel Encryption: 128-bit AES (LLA)
Encryption Keys per Radio	Capable of storing 128 keys (128 AES, 64 DES)
Keying	L3Harris Key Loader, Over-the-Air Rekeying (OTAR), Motorola KVL 3000+/4000
Standards	FIPS 140-2, FIPS 197

BATTERIES

Type	Dimensions (H x W x D)	Weight	Capacity (mAh)
Li-Ion	3.0 x 2.3 x 0.9 in	4.8 oz (136 g)	3100

ACCESSORIES

The XL-200P is available with a selection of dependable L3Harris accessories that operate in a range of environments. Several are shown below.

Headsets

The XL-200P can be used with a wide variety of headsets and covert audio accessories to provide a complete user-gear solution for the industrial, Public Safety, Utility, and Transportation markets. Heavy-duty and lightweight headsets are available with in-ear or over-the-ear hearing protection, flexible boom microphones with noise-reduction technology, and standard or remote PT Ts. In addition, the XL-200P can be used with Bone Conducting Skull Headsets and Throat Microphone/Headset Kits. Covert audio kits are available in black or beige, 2-wire or 3-wire configurations with ear-piece, microphone and PTT.



3-Wire Mini-Lapel Microphone



Tactical Headset

Speaker Microphones

L3Harris offers a versatile line of speaker microphones for the XL-200P.



Standard Mic



REVO NC2 Speaker Mic



Advanced Bluetooth Speaker Mic



500 Fire-Rated Speaker Mic

Chargers

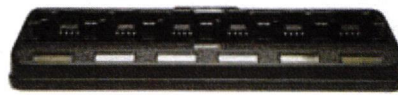
L3Harris offers a variety of chargers for the XL-200P: Single-Bay, 2-Bay, Multi-Bay and a Vehicular Charger for in-car charging. The chargers are designed to quickly and safely charge battery packs in approximately 1 to 4 hours.



Single-Bay Charger



2-Bay Charger



Multi-Bay Charger*



Vehicular Charger*

Additional Accessories Available

Bluetooth speaker microphones, Bluetooth covert earpieces, standard speaker microphones, Lithium Ion battery, PC programming software and cables, other subminiature surveillance accessories, and antennas.

*Accessories unavailable in Brazil

Technical specifications are subject to change without notice. Product sales are subject to applicable U.S. export control laws.

XL-200P PORTABLE

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Non-Export Controlled Information

L3Harris Technologies is an agile global aerospace and defense technology innovator, delivering end-to-end solutions that meet customers' mission-critical needs. The company provides advanced defense and commercial technologies across air, land, sea, space and cyber domains.

1025 W. NASA Boulevard
Melbourne, FL 32919



City of Republic - Invitation for Bid (Re-Bid)

Republic Fire Department Radios and Accessories

SEALED BIDS MUST BE PHYSICALLY RECEIVED AT REPUBLIC CITY HALL PRIOR TO **2.00 P.M. On Thursday, June 3, 2021.**

City of Republic
C/O City Clerk, Laura Burbridge 213
N. Main
Republic MO 65738

- Bids will be opened by the buyer at REPUBLIC CITY HALL at 2:00 P.M. **On 2.00 P.M. On Thursday, June 3, 2021.**
- Bids shall be submitted on the forms provided and must be manually signed by the individual authorized to legally bind the company.
- Bids shall be submitted with the **Invitation for Bid (IFB) project name or item clearly indicated on the outside of the mailing envelope.**
- Bids received after the opening date and time will be rejected.
- The attached Terms and Conditions shall become part of any purchase order resulting from this bid.
- FAXED/EMAILED BIDS WILL NOT BE ACCEPTED.
- You are invited to submit your bid to furnish the materials and/or services described herein. Please submit your prices/fees net of all discounts.
- Respondents shall have experience in providing radios and accessories to public safety and public service user.
- City Utilities of Springfield Missouri will need to evaluate the equipment and programming software.
- The system these radios will be operating on will be a Motorola Simulcast P-25 system.
- Any purchase will be subject to approval by Republic City Council.

DESCRIPTION

The Republic Fire Department is accepting Sealed Bids for Portable Radios and Accessories.

See attached General Conditions, Specifications, and Bid Form for detailed information.

DELIVERY: F.O.B. DESTINATION - The articles to be furnished hereunder shall be delivered all transportation charges paid by the bidder to destination of Republic Fire Department 701 US Highway 60 East Republic Mo 65738.

Inquiries - All inquiries for information should be directed to:

Fire Chief Duane Compton or Deputy Fire Chief Lynn Hollandworth

Phone: (417) 732-3800

It is the intent of the City that this Invitation for Bid promotes competitive bidding. It shall be the Vendor's

responsibility to advise the City if any language, requirements, etc. any combination thereof, inadvertently restricts limits the requirements stated in this Invitation for Bid to a single source. Such notification must be submitted in writing and must be received by the City contact listed above not later than three (3) days prior to the bid opening date.

INSTRUCTION TO BIDDERS

01. Opening Location: The Bid will be opened at the Republic City Hall 213 N. Main at 10:00 P.M. ON 2.00 P.M. On Thursday, June 3, 2021.

- a. All bidders or their representatives are invited to attend the opening of the IFB.

02. IFB Delivery Requirements: Any Bids received after the above stated time and date will not be considered. It shall be the sole responsibility of the bidder to have their Bid delivered to Republic City Hall for receipt on or before the due date and time indicated.

- a. If a Bid is sent by U.S. Mail, the bidder shall be responsible for its timely delivery to Republic City Hall.
- b. Bids delayed by mail shall not be considered, shall not be opened, and shall be rejected.
- c. Arrangements may be made for their return at the bidder's request and expense.
- d. Bids may be mailed to Republic City Hall and accepted if the signed bid form and required information was mailed and received prior to the due date and time.
- e. Bids sent by email will not be accepted.
- f.

Sealed and Marked: If sent by mail, one original signed Bid shall be submitted in one sealed package, clearly marked on the outside of the package with the **IFB project name**, clearly indicated on the outside of the mailing envelope and addressed to.

**City of Republic
C/O City Clerk, Laura Burbridge 213
N. Main
Republic MO 65738**

03. Legal Name and Signature: Bids shall clearly indicate the legal name, address, and telephone number of the bidder (company, firm, corporation, partnership, or individual).

- a. Bids shall be manually signed above the printed name and title of signer on the Affidavit of Compliance page.
- b. The signer shall have the authority to bind the company to the submitted Bid.
- c. Failure to properly sign the Bid form shall invalidate same, and it shall not be considered for award.

04. Corrections: No erasures are permitted.

- a. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it.
- b. Corrections must be initialed by the person signing the Bid.

05. Clarification and Addenda: Each bidder shall examine all Invitation for Bid documents and shall judge all matters relating to the adequacy and accuracy of such documents.

- a. Any inquiries or suggestions, concerning interpretation, clarification, or additional information pertaining to the Invitation for Bid shall be made through the listed City contact in writing or through email.
- b. The City of Republic shall not be responsible for oral interpretations given by any City employee, representative, or others.
- c. The issuance of written addenda is the official method whereby interpretation, clarification, or additional information can be given.
- d. It shall be the responsibility of each bidder, prior to submitting their Bid, to contact listed City contact with questions or inquiries.

06. IFB Expenses: There is no expressed or implied obligation for the City of Republic to reimburse responding firms and the City will not reimburse for any expenses incurred in preparing responses to this request.

07. Irrevocable Offer: Any Bid may be withdrawn up until the due date and time set for opening of the IFB. Any Bid

not so withdrawn shall, upon opening, constitute an irrevocable offer for a minimum period of 90 days to sell to the City the goods or services set forth in the IFB, until one or more of the Bids have been duly accepted by the City.

08. **Responsive and Responsible Bidder:** To be responsive, a bidder shall submit a Bid which conforms in all material respects to the requirements set forth in the Invitation for Bid. To be a responsible bidder, the bidder shall have the capability in all respects to perform fully the contract requirements, and the tenacity, perseverance, experience, integrity, reliability, capacity, facilities, equipment and credit which will ensure good faith performance. The lowest responsible bidder shall mean the bidder who makes the lowest Bid to sell goods or services of a quality which conforms closest to the quality of goods or services set forth in the specifications or otherwise required by the City and who is known to be fit and capable to perform the Bid as made.
09. **Reserved Rights:** The City reserves the right to make such investigations as it deems necessary to make the determination of the bidder's responsiveness and responsibility.
 - a. Such information may include, but shall not be limited to: current financial statement, verification of availability of equipment and personnel, and past performance records.
10. **The Right to Audit:** The bidder agrees to furnish supporting detail as may be required by the City to support charges or invoices, to make available for audit purposes all records covering charges pertinent to the purchase, and to make appropriate adjustments in the event discrepancies are found.
 - a. The cost of any audit will be paid by the City.
 - b. The City shall have the right to audit the bidder's records pertaining to the work/product for a period of three (3) years after final payment.
11. **Applicable Law:** All applicable laws and regulations of the State of Missouri and the City including the City Procurement Regulations and Procedures will apply to any resulting agreement, contract, or purchase order.
 - a. Any involvement with the City Procurement shall be in accordance with the Procurement Regulations and Procedures.
12. **Right to Protest:** Appeals and remedies are provided for in the City Procurement Regulations.
 - a. Protestors shall seek resolution of their complaints initially with the City Purchasing Agent.
 - b. Any protest shall state the basis upon which the solicitation or award is contested and shall be submitted within ten (10) calendar days after such aggrieved person knew or could have reasonably been expected to know of the facts giving rise thereto.
13. **Ethical Standards:** With respect to this IFB, if any bidder violates or is a party to a violation of the general ethical standards of the City Procurement Code or the State of Missouri Statutes, such bidder may be disqualified from furnishing the goods or services for which the Bid is submitted and shall be further disqualified from submitting any future Bids.
14. **Collusion:** By offering a submission to this Invitation for Bid, the bidder certifies the bidder has not divulged, discussed, or compared the Bid with other bidders and has not colluded with any other bidder or parties to this IFB whatsoever. Also, the bidder certifies, and in the case of a joint Bid, each party thereto certifies as to their own organization, that in connection with this IFB:
 - a. Any prices and/or cost data submitted have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition, as to any matter relating to such prices and/or cost data, with any other bidder or with any competitor.
 - b. Any prices and/or cost data for this Bid have not knowingly been disclosed by the bidder and will not knowingly be disclosed by the bidder prior to the scheduled opening directly or indirectly to any other bidder or to any competitor.
 - c. No attempt has been made or will be made by the bidder to induce any other person or firm to submit or not to submit a Bid for the purpose of restricting competition.
 - d. The only person or persons interested in this Bid, principal or principals are named therein and that no person other than therein mentioned has any interest in this Bid or in the contract to be entered into.
 - e. No person or agency has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee exempting bona fide employees or established commercial agencies maintained by the Purchaser for the purpose of doing business.
15. **Contract Forms:** Any agreement, contract, or purchase order resulting from the acceptance of a Bid shall be on forms either supplied by or approved by the City.

16. Liability and Indemnity:

- a. In no event shall the City be liable for special, indirect, liquidated, incidental, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of this contract. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under this contract. The City is not allowed and will not agree to indemnify a company.

17. IFB Forms, Variances, and Alternates: Bids must be submitted on attached City IFB forms, although additional information may be attached.

- a. Bidders must indicate any variances from the City requested specifications and/or terms and conditions, on the IFB Affidavit of Compliance.
- b. Otherwise, bidders must fully comply with the City requested specifications and terms and conditions. Alternate Bids may or may not be considered at the sole discretion of the City Purchasing Agent.

18. Bid Form: All blank spaces must be completed with the appropriate response.

- a. The bidder must state the price, written in ink, for what is proposed to complete each item of the project.
- b. Bidders shall insert the words "no bid" in the space provided for an item for which no Bid is made.
- c. The bidder shall submit an executed Bid form, affidavit of compliance with other requested documents.

19. Modifications or Withdrawal of Bid: A modification for a Bid already received will be considered only if the modification is received prior to the time announced for opening of Bids.

- a. All modifications shall be made in writing, executed, and submitted on the same form and manner as the original Bid.
- b. Modifications submitted by telephone, fax, or email will not be considered.

20. No Bid: If not submitting a Bid, respond by returning the "Statement of No Bid" no later than the stated Bid opening time and date, and explain the reason in the space provided.**21. Errors in Bids:** Bidders or their authorized representatives are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting Bids; failure to do so will be at the bidder's own risk. Neither law nor regulations make allowance for errors either of omission or commission on the part of bidders. In case of error of extension of prices in the Bid, the unit price shall govern.**22. Prices:** Bid give both unit price and extended total.

- a. Price must be stated in units of quantity specified in the bidding specifications. In case of discrepancy in computing the amount of the Bid, the unit price of the Bid will govern.
- b. All prices shall be F.O.B. destination, freight prepaid (unless otherwise stated in special conditions). FOB, as used in this IFB, shall mean that Seller, at their own expense, shall transport the equipment and/or materials and bear the risk of loss from Sellers location to a specified location in the City of Republic, MO 65738. Buyer shall not take title to the materials or equipment until it is delivered and accepted by Buyer at the address specified within the City of Republic.
- c. Each item must be bid separately and no attempt is to be made to tie any item or items in with any other item or items.
- d. If a bidder offers a discount on payment terms, the discount time will be computed from the date of satisfactory delivery at place of acceptance and receipt of correct invoice at the office specified.
- e. Payment terms shall be Net 30 if not otherwise specified.
- f. Pre-payment terms are not acceptable.

23. Discounts: Any and all discounts except cash discounts for prompt payments must be incorporated as a reduction in the Bid price and not shown separately.

- a. The price as shown on the Bid shall be the price used in determining award(s).

24. Descriptive Information: All equipment, materials, and articles incorporated in the product/work covered by this IFB are to be new and of suitable grade for the purpose intended.

- a. Brand or trade names referenced in specifications are for comparison purposes only.
- b. Bidders may submit Bids on items manufactured by other than the manufacturer specified when

an "or equal" is stated.

25. **Deviations to Specifications and Requirements:** When bidding on an "or equal," Bids must be accompanied with all descriptive information necessary for an evaluation of the proposed material or equipment such as the detailed drawings and specifications, certified operation and test data, and experience records.
 - a. Failure of any bidder to furnish the data necessary to determine whether the product is equivalent, may be cause for rejection of the specific item(s) to which it pertains.
 - b. All deviations from the specifications must be noted in detail by the bidder on the Affidavit of Compliance form, at the time of submittal of Bid.
 - c. The absence of listed deviations at the time of submittal of the Bid will hold the bidder strictly accountable to the specifications as written.
 - d. Any deviation from the specifications as written and accepted by the City may be grounds for rejection of the material and/or equipment when delivered.
26. **Samples:** Two (2) radios after the initial programming shall be supplied to the fire department for use before the entire lot of radios is programed. This will ensure the programming is installed correctly.
27. **Quality Guaranty:** If any product delivered does not meet applicable specifications or if the product will not produce the effect that the bidder represents to the City, the bidder shall pick up the product from the City at no expense. Also, the bidder shall refund to the City any money which has been paid for same.
 - a. The bidder will be responsible for attorney fees in the event the bidder defaults and court action is required.
28. **Quality Terms:** The City reserves the right to reject any or all materials if, in its judgment, the item reflects unsatisfactory workmanship, manufacturing, or shipping damages.
29. **Tax-Exempt:** The City is exempt from sales taxes and Federal Excise Taxes: Missouri Tax ID Number 12492990. If the bidder believes the City would be responsible for any taxes, those must be specifically listed in the bid along with the amount of the taxes.
30. **Awards:**
 - a. Unless otherwise stated in the Invitation for Bid, cash discounts for prompt payment of invoices will not be considered in the evaluation of prices. However, such discounts are encouraged to motivate prompt payment.
 - b. As the best interest of the City may require, the right is reserved to make awards by item, group of items, all or none or a combination thereof; to reject any and all Bids or waive any minor irregularity or technicality in Bids received.
 - c. Awards will be made to the Bidder whose Bid (1) meets the specifications and all other requirements of the Invitation for Bid and (2) is the lowest and best Bid, considering price, delivery, responsibility of the bidder, and all other relevant factors.
31. **Authorized Product Representation:** The successful bidder(s) by virtue of submitting the name and specifications of a manufacturer's product will be required to furnish the named manufacturer's product.
 - a. By virtue of submission of the stated documents, it will be presumed by the City that the bidder(s) is legally authorized to submit and the successful bidder(s) will be legally bound to perform according to the documents.
32. **Regulations:** It shall be the responsibility of each bidder to assure compliance with OSHA, EPA, Federal, State of Missouri, and City rules, regulations, or other requirements, as each may apply.
33. **Termination of Award:** Any failure of the bidder to satisfy the requirements of the City shall be reason for termination of the award.
 - a. Any Bid may be rejected in whole or in part for any reason by the City.
34. **Royalties and Patents:** The successful bidder(s) shall pay all royalties and license fees for equipment or processes in conjunction with the equipment being furnished.
 - a. Bidder shall defend all suits or claims for infringement of any patent right and shall hold the City harmless from loss on account or cost and attorney's fees incurred.
35. **Equal Employment Opportunity Clause:** The City of Republic, in accordance with the provision of Title VI of the Civil Rights Act of 1964 (78 Stat. 252) and the Regulations of the Department of Commerce (15 CFR, Part 8) issued pursuant to such Act, hereby notifies all bidders that affirmatively ensure that in any contract entered into pursuant to this advertisement that minority businesses will be afforded full opportunity to submit Bids in

response to this advertisement and will not be discriminated against on the grounds of race, color, or national origin in consideration for award.

36. **Nonresident/Foreign Contractors:** The Contractor shall procure and maintain during the life of this contract:
 - a. If the Contractor is a foreign corporation, a certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570 RSMo.
 - b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230 RSMo.
37. **Bid Tabulation:** Bidders may request a copy of the bid tabulation of the Invitation for Bid.
38. **Budgetary Constraints:** The City reserves the right to reduce or increase the quantity, retract any item from the Bid, or upon notification, terminate entire agreement without any obligations or penalty based upon availability of funds.
39. **Additional Purchases by Other Public Agencies:** The bidder by submitting a Bid authorizes other public agencies to "Piggy-Back" or purchase equipment and services being proposed in this Invitation for Bid unless otherwise noted on the Affidavit of Compliance Form.
40. **Order of Precedence:** Any and all Special/General Conditions and Specifications attached hereto, which varies from the instruction to bidders, shall take precedence.
41. **Inspection and Acceptance:** No item(s) received by the City pursuant to this contract shall be deemed accepted until the City has had reasonable opportunity to inspect the item(s).
 - a. Any item(s) which are discovered to be defective or which do not conform to any warranty of the Seller upon inspection may be returned at the seller's expense for full credit or replacement.
 - b. If at a later time, the defects were not ascertainable upon the initial inspection may also be returned at the Seller's expense for full credit or replacement.
 - c. The City's return of defective items shall not exclude any other legal, equitable or contractual remedies the City may have.
42. **Davis-Bacon Act:** If the Instructions to Bidders have indicated that the Project is financed in whole or in part from Federal funds, then this contract shall be subject to all applicable federal statutes, rules and regulations, including provisions of the Davis-Bacon Act, 40 U.S.C. §3141 et seq., and the "Federal Labor Standards Provisions," incorporated into this Contract. Where the Missouri Prevailing Wage Law and the Davis-Bacon Act require payment of different wages for work performed under this Contract, the Contractor and all Subcontractors shall pay the greater of the wages required under either law.
43. **Jurisdiction and Venue:** This IFB and any Agreement required under it, 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. THE PARTIES HEREBY WAIVE THEIR RIGHT TO A JURY TRIAL UNDER ANY APPLICABLE STATUTE, COMMON LAW OR FEDERAL OR STATE CONSTITUTION.
44. **Conflict of Interest:** In participating in this IFB and accepting an Agreement, Contractor certifies that no salaried officer or employee of the City, and no member of the City Council or Mayor, has a financial interest, direct or indirect, in this Agreement. Any federal regulations and applicable provisions in Section 105.450 et seq., RSMo. shall not be violated.
45. **Sovereign Immunity:** In no event shall any language or requirement in this IFB or any Agreement that comes from this IFB be construed as or constitute a waiver or limitation of City's defenses with regard to sovereign immunity, governmental immunity, or official immunity under federal or state constitutions, statutes, and/or laws.
46. **Terms:** The City of Republic reserves the right to reject any and all proposals received from this bid. It further has the right to negotiate with any qualified source, or to cancel in part or in its entirety this bid. The City also reserves the right to modify, suspend, or terminate at its sole discretion any and all aspects of this bid process, to obtain further information from any and all respondents, and to waive any defects as to form or content of the bid or any submissions by any firm. This bid does not commit the City to award a contract, to defray any costs incurred in the preparation of a response to this request, or to procure or contract for services. All submissions become the property of the City as public record. All submissions may be subject to public review upon request.

Republic Fire Department				
Portable radio program list				
Bank	GenUse	TalkGroupName	Display Alias	Net Type
A1	Agency Specific	Fire Dispatch 1 (Springfield)	SFDD1	
A2	Agency Specific	Fire Dispatch 2 (Greene County)	GCFIRE	
A3	Agency Specific	Republic Fire Main Dispatch	RepbFD	801537 / 601
A4	Agency Specific	Republic Fire Ground 1	RFGnd1	801551 / 60F
A5	Agency Specific	Ops 1	OPS1	
A6	Agency Specific	Ops 2	OPS2	
A7	Agency Specific	Ops 3	OPS3	
A8	Agency Specific	Ops 4	OPS4	
A9	Agency Specific	Ops 5	OPS5	
A10	Agency Specific	Ops 6	OPS6	
A11	Agency Specific	Ops 7	OPS7	
A12	Agency Specific	Ops 8	OPS8	
A13	Agency Specific	Ops 9	OPS9	
A14	Agency Specific	Ops 10	OPS10	
A15	Agency Specific	Ops 11	OPS11	
A16	Agency Specific	Ops 12	OPS12	
B1	B - Interoperability	County-Wide Calling	CWCall	800005 / 005
B2	B - Interoperability	County-Wide TAC 1	CWTac1	800007 / 007
B3	B - Interoperability	County-Wide TAC 2	CWTac2	800009 / 009
B4	B - Interoperability	County-Wide TAC 3	CWTac3	800011 / 00B
B5	B - Interoperability	County-Wide TAC 4	CWTac4	800013 / 00D
B6	B - Interoperability	County-Wide TAC 5	CWTac5	800015 / 00F
B7	B - Interoperability	County-Wide TAC 6	CWTac6	800017 / 011
B8	B - Interoperability	County-Wide TAC 7	CWTac7	800019 / 013
B9	B - Interoperability	County-Wide TAC 8	CWTac8	800021 / 015
B10	B - Interoperability	InterOp Callin Channel / National Mutual Aid	ICALL	C1 / 851.0125 / 156.7
B11	B - Interoperability	InterOp Tac Channel / National Mutual Aid	ITAC1	C2 / 851.5125 / 156.7
B12	B - Interoperability	InterOp Tac Channel / National Mutual Aid	ITAC2D	C3 / 852.0125 / 156.7
B13	B - Interoperability	InterOp Tac Channel / National Mutual Aid	ITAC3D	C4 / 852.5125 / 156.7
B14	B - Interoperability	InterOp Tac Channel / National Mutual Aid	ITAC4D	C5 / 853.0125 / 156.7
B15	B - Interoperability	Weather Net	Wx Net	800035 / 023
B16	B - Interoperability	Dynamic Regrouping Channel	Re-Grp	
C1	Agency Specific	Republic Common	REPBLC	801539 / 603
C2	Agency Specific	Republic Fire Dispatch	RepbFD	801537 / 601
C3	Agency Specific	Republic Fire Ground 1	RFGnd1	801551 / 60F
C4	Agency Specific	Republic Fire Ground 2	RFGnd2	801553 / 611
C5	Agency Specific	Republic Fire Ground 3 ESS AES encryption	RFGnd3	801555 / 613
C6	Agency Specific	Republic Fire Command	REPFCD	
C7	Agency Specific	County Wide Fire Dispatch	GCFire	801079 / 437
C8	Agency Specific	Republic PD 1	RepPD1	801547 / 60B

C9	Agency Specific	GC Wide Law	GCLAW	
C10	Agency Specific	Republic EMA	RepEMA	801541 / 605
C11	Agency Specific	Republic Public Works	Rep PW	801559 / 617
C12	Agency Specific	West Republic Fire	WRepFD	801101 / 44D
C13	Agency Specific	Battlefield Fire	BfldFD	801069 / 42D
C14	Agency Specific	Willard Fire	WLRDFD	80101099 / 44B
C15	Agency Specific	Fire Training 1 talk around	FIRETA1	
C16	Agency Specific	Fire Training 2 talk around	FIRETA2	
D1	Agency Specific	Fire Training 1	FIRETA1	
D2	Agency Specific	Fire Training 2	FIRETA2	
D3	Agency Specific	Fire Training 3	FIRETA3	
D4	Agency Specific	Airport Fire	AIRPORT	
D5	Agency Specific	Cox EMS	COXEMS	
D6	Agency Specific	Mercy EMS	MEREMS	
D7	Agency Specific	Billings Fire	BLNGFD	
D8	Agency Specific	Logan Rogersville Fire Department	LgRgFD	801091 / 443
D9	Agency Specific	Brookline Fire	BklnFD	801071 / 42F
D10	Agency Specific			
D11	Agency Specific			
D12	Agency Specific			
D13	Agency Specific			
D14	Agency Specific			
D15	Agency Specific			
D16	Agency Specific			

State of Missouri

Limited Exemption from Missouri State Sales and Use Tax on Purchases (Political Subdivision)

Issued To:

MISSOURI ID: 12492990

CITY OF REPUBLIC
213 N MAIN AVE
REPUBLIC, MO 65738-1472

Effective Date: 07/11/2002

Your application for sales and use tax exempt status has been approved under Section 144.030.1, RSMo. This letter is issued as documentation of your agency's exempt status. Your agency must adhere to all requirements of your exempt status.

This is a continuing exemption subject to legislative changes and review by the Director of Revenue. Outlined below are specific requirements regarding this exemption. This summary is not intended as a complete restatement of the law. You should review the law to ensure your understanding and compliance.

- This exemption is not assignable or transferable. It is an exemption from sales and use taxes only and is not an exemption from real or personal property tax.
- Purchases by your agency are not subject to sales or use tax if conducted within your agency's exempt functions and activities. When purchasing with this exemption, furnish all sellers or vendors a copy of this letter.
- Individuals making personal purchases may not use this exemption.
- A contractor may purchase and pay for construction materials exempt from sales tax when fulfilling a contract with your agency only if your agency issues a project exemption certificate and the contractor makes purchases in compliance with the provisions of Section 144.062 RSMo.
- Sales by your agency are subject to all applicable state and local sales taxes.
- If your agency engages in the business of selling tangible personal property or taxable services at retail, you must obtain a Missouri Retail Sales Tax License and collect and remit state and local sales taxes.
- Any alteration to this exemption letter renders it invalid.

If you have any questions regarding the use of this letter, contact the Taxation Division, Post Office Box 358, Jefferson City, MO 65105-0358, salestaxexemptions@dor.mo.gov, or call 573-751-2836.

Notice Number: 2017597353

MISSOURI PROJECT EXEMPTION CERTIFICATE

Authorization for Purchasing Construction Materials for Tax Exempt Project
(The Form and Content of this Exemption Certificate have been approved by the Missouri Department of Revenue)

EXEMPT ENTITY ISSUING CERTIFICATE

Name: City of Republic, Missouri
Address: 213 N. Main Avenue
City/State/Zip: Republic, Missouri 65738

MO Tax Exempt I.D. #: 12492990

Letter Effective Date:

Contract Date:

Certificate Expiration Date:

Contract #: _____

Revised Expiration Date: _____

Project Description: Republic Police Department – Radio Upgrade

Project Location: 540 Civic Blvd. Republic, Missouri Estimated

Project Completion Date: November 1, 2020

Auth. Signature: _____, Mayor Matt Russell Date: _____

The Missouri exempt entity named above hereby authorizes the purchase, without sales tax, of tangible personal property to be incorporated or consumed in the construction of the project identified herein and no other, pursuant to Section 144.62 RSMo.

PURCHASING CONTRACTOR OR SUBCONTRACTOR

Name:
Address:
City/State/Zip:

INSTRUCTIONS

EXEMPT ENTITY - A signed copy of this certificate, along with your MO Tax Exemption Letter, must be furnished to each contractor and/or subcontractor who will be purchasing tangible personal property for use in the project. It is the exempt entity's responsibility to ensure the validity of the certificate. You must issue a certificate with a Revised Expiration Date if purchases will be required to complete the project beyond the original Project Exemption Date.

CONTRACTOR OR SUBCONTRACTOR - The contractor shall furnish a completed copy of this exemption certificate, along with a copy of the exempt entity's MO Tax Exemption Letter, to all subcontractors, and any contractor or subcontractor purchasing materials shall present copies of such documents to all material suppliers as authorization to purchase, on behalf of the exempt entity, all tangible personal property and materials to be incorporated or consumed in the construction of that project and no other on a tax-exempt basis. A copy of each certificate must be retained by the purchaser for a period of five years.

MATERIAL SUPPLIER - A completed copy of this exemption certificate, along with the MO Tax Exemption Letter of the exempt entity contracting for the project, must be obtained from the contractor or subcontractor making purchases of tangible personal property for use in the project, and retained for audit purposes. Invoices issued for such purchases must reflect the name of the exempt entity and the project number assigned by the exempt entity shown above.



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-25 A Resolution of the City Council of the City of Republic, Missouri, Appointing Authorized Signers with Bank of Missouri.

Submitted By: Meghin Cook

Date: June 15, 2021

Issue Statement

A request to change the signers at the Bank of Missouri and the financial software system, Tyler Technologies.

Discussion and/or Analysis

This is a request to change the bank signers on file at the Bank of Missouri to add Meghin Cook as the new Finance Director and remove Debbie Parks. Thus, resulting in three total check signers on the Bank of Missouri account to include Mayor Matt Russell, Council member Garry Wilson, and Finance Director Meghin Cook.

Recommended Action

Staff is requesting an update to the check signers at the Bank of Missouri for the City of Republic accounts.

RESOLUTION NO. 21-R-25

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
APPOINTING AUTHORIZED SIGNERS WITH BANK OF 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 City has contracted with Bank of Missouri for banking services, and in connection with such banking services, it is necessary to designate individuals and the number of individuals to act on behalf of the City for such purposes; and

WHEREAS, the City has previously authorized the Mayor along with other City officials to perform such duties on behalf of the City; and

WHEREAS, the City Council may amend the authorized signer or the number of required authorized signers as necessary, or both.

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

Section 1. Bank of Missouri is hereby requested, authorized, and directed to honor checks, drafts, or other orders of payment of money drawn in City’s name, including those payable to the individual order of any person or persons whose name or names appear thereon as signer or signers thereof, when bearing or purporting to bear the signatures of two of the following:

Matt Russell	Mayor
Garry Wilson	Councilmember
Meghin Cook	Director of Finance

Section 2. This Resolution supersedes all previous resolutions pertaining to the authorized signers at Bank of Missouri.

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 15th day of June 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

RESOLUTION NO. 21-R-25

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 08:54:50
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-42 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Olde Savannah Phase 1B Subdivision.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 15, 2021

Issue Statement

The City of Republic's BUILDS Department received a Final Plat Application for Olde Savannah Phase 1B on May 20, 2021.

Discussion and/or Analysis

The Olde Savannah 1B Final Plat will legally subdivide sixteen point five (16.5) acres of land into fifty (50) residential lots and includes the dedication of Right-of-Way, Utility, and Stormwater Easements. The Final Plat includes approximately 3,208 linear feet of street and 3,395 linear feet of sidewalk.

The City's Technical Review Team (TRT) has reviewed the Final Plat and has determined that it substantially conforms to the requirements of the Preliminary Plat for the Olde Savannah Subdivision approved by Council on May 19, 2020, 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 Olde Savannah Phase 1B.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING THE FINAL PLAT OF THE OLDE SAVANNAH PHASE 1B 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, in Resolution 20-R-11, the preliminary plat of the Olde Savannah subdivision was approved by the City on May 19, 2020; and

WHEREAS, the preliminary plat of the Olde Savannah subdivision indicated the phasing of development; and

WHEREAS, an application for the review and approval of a final plat of the Olde Savannah Phase 1B subdivision (herein called “Subdivision”) was received by the City’s BUILDS Department after which the City 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 City.

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

- Section 1. 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. The final plat of the Subdivision, attached hereto and incorporated herein as Attachment 1, is hereby approved in all respects.
- Section 3. 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. 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. 21-42

ORDINANCE NO.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.05.27 08:21:34 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

FINAL PLAT OF OLDE SAVANNAH PHASE 1B A SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI BEING A PART OF THE NW 1/4 OF THE SW 1/4 SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST

OWNER/DEVELOPER

OLDE SAVANNAH LLC 3800 S FREMONT AVE SPRINGFIELD MO 65804

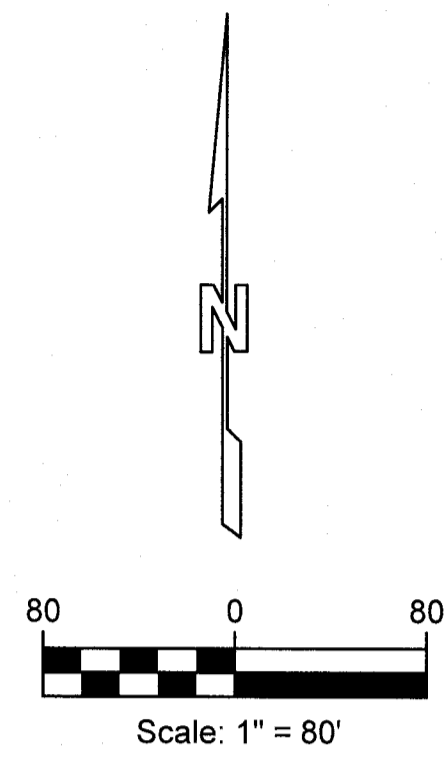
STORM WATER MINIMUM FINISHED FLOOR CHART

Table with 2 columns: LOT, MIN. FF. Rows 7-41 with corresponding floor finish values.

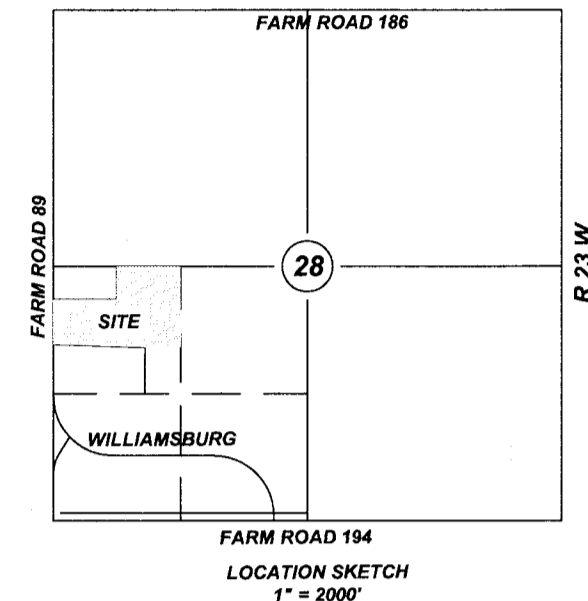
LEGEND

- EXISTING IRON PIN
5/8" IRON PIN (SEMI PERMANENT 5/8"X18" REBAR PLASTIC CAPPED "LC-2007008006")
PERMANENT MONUMENT SET, 5/8"X24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED "LC 2007008003"
MEASURED
PLATTED
DEEDED

STEVEN McELHANEY BOOK 2250 PAGE 271



GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983. CENTRAL ZONE ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: GR-87A



PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1326.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 02°06'26" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 516.27 FEET...

OWNER'S DEDICATION:

AS OWNER I, MIKE SEITZ, MANAGING MEMBER OF OLDE SAVANNAH, 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, OLDE SAVANNAH, LLC

DATE:

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS DAY OF 2021, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF OLDE SAVANNAH, 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 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:

MIKE SEITZ BOOK 2020 PAGE 17080-20

MIKE SEITZ BOOK 2020 PAGE 17080-20

SURVEYOR'S 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 APRIL 20, 2020 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: MAY 19, 2021

SIGNATURE: [Signature] MO PLS NO. 002555

DATE: May 25, 2021

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C1-C13.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C14-C26.

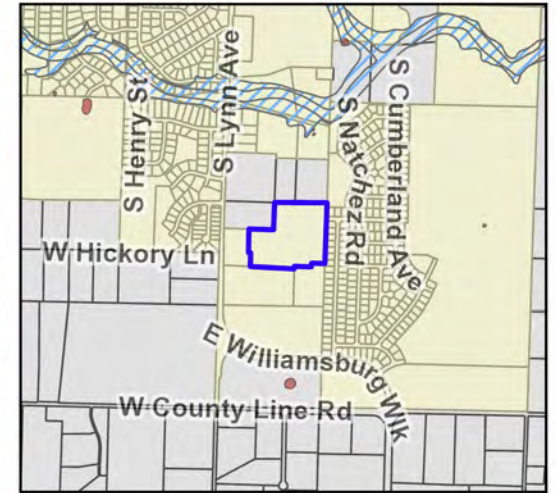
Professional seal for James A. Vaughan, Surveyor, and logo for CJW Transportation Consultants, L.L.C. with contact information.

FINAL PLAT OF OLDE SAVANNAH SUBDIVISION PHASE 1B. SW1/4 SEC. 28, TWP. 28N, RNG. 23W. CITY OF REPUBLIC, GREENE CO., MISSOURI. Includes revision table and sheet information.

SUBD-FNL 21-005: Olde Savannah Ph 1B

Item 7.

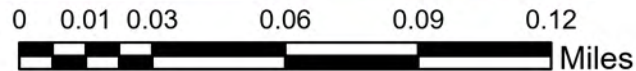
Vicinity Map



Legend

-  Olde Savannah Phase 1B
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Olde Savannah LLC
Parcel Address: 6200 Block of South Farm Road 89
Area: 20.1 Acres
Zoning: High Density Single Family (R1-H)
Number of Lots: 62
Number of Dwelling Units: 62



FINAL PLAT OF OLDE SAVANNAH PHASE 1B A SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI BEING A PART OF THE NW 1/4 OF THE SW 1/4 SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST

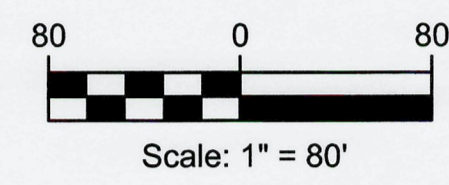
OWNER/DEVELOPER OLDE SAVANNAH LLC 3800 S FREMONT AVE SPRINGFIELD MO 65804

STORM WATER MINIMUM FINISHED FLOOR CHART

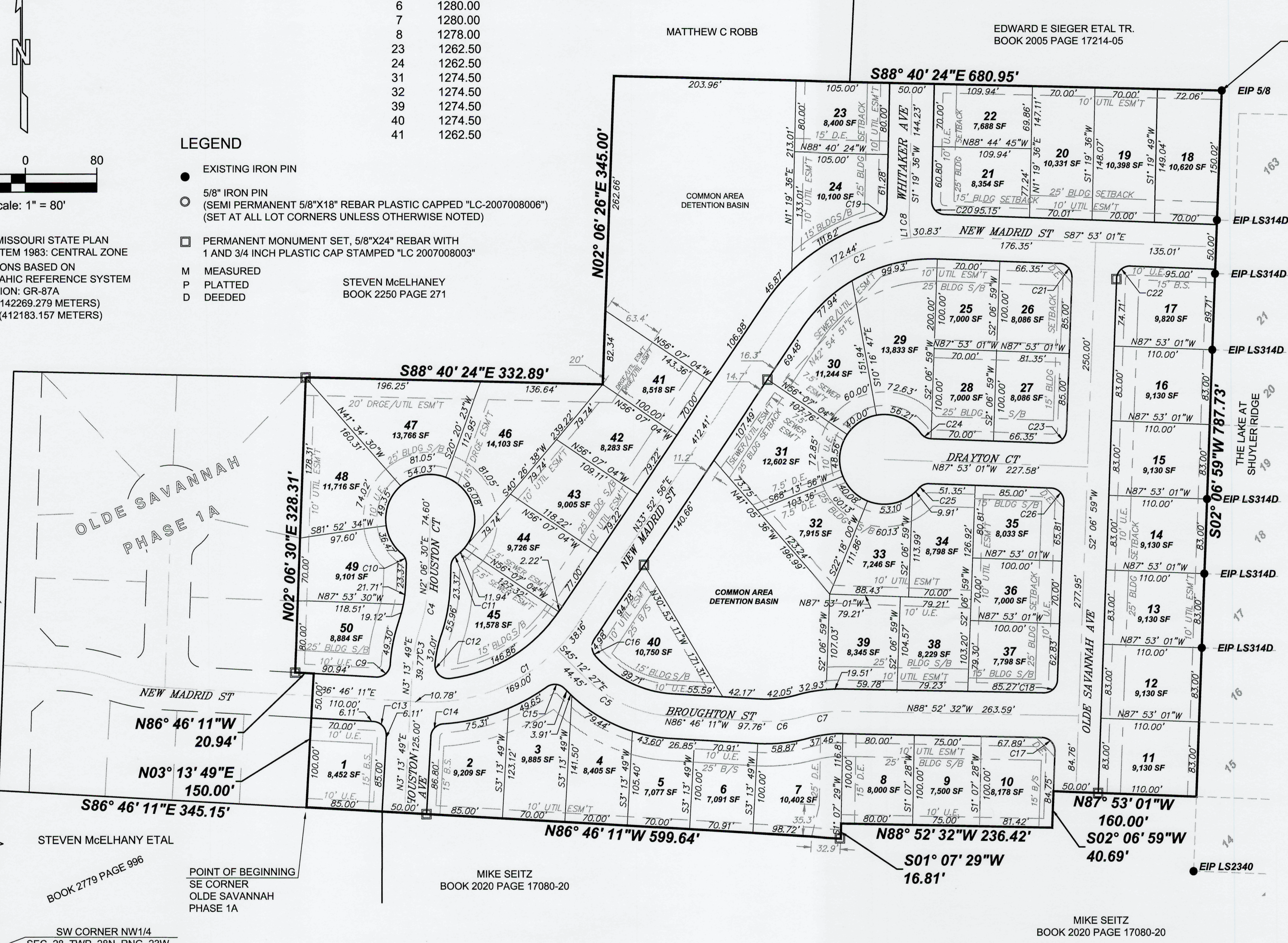
Table with 2 columns: LOT, MIN. FF. Rows 6-41 with values ranging from 1262.50 to 1280.00.

LEGEND

- EXISTING IRON PIN
5/8" IRON PIN (SEMI PERMANENT 5/8"x18" REBAR PLASTIC CAPPED "LC-2007008006")
PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED "LC 2007008003"
MEASURED
PLATTED
DEEDED
STEVEN McELHANEY BOOK 2250 PAGE 271



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 (412163.157 METERS)



PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 02°06'29" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 516.27 FEET, THENCE SOUTH 86°46'11" EAST, ALONG THE SOUTH LINE OF OLDE SAVANNAH PHASE 1A, A DISTANCE OF 345.15 FEET TO THE SOUTHEAST CORNER OF SAID OLDE SAVANNAH PHASE 1A FOR THE POINT OF BEGINNING, THENCE NORTH 03°13'49" EAST, ALONG THE EAST LINE OF SAID OLDE SAVANNAH PHASE 1A, A DISTANCE OF 150.00 FEET, THENCE NORTH 86°46'11" WEST, ALONG SAID EAST LINE, A DISTANCE OF 20.94 FEET, THENCE NORTH 02°06'30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 328.31 FEET TO THE NORTHEAST CORNER OF SAID OLDE SAVANNAH PHASE 1A, THENCE SOUTH 88°40'24" EAST, A DISTANCE OF 332.89 FEET, THENCE NORTH 02°06'28" EAST, A DISTANCE OF 345.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 88°40'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 680.95 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 02°06'59" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALSO BEING THE WEST LINE OF THE LAKES AT SHUYLER RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK 22 AT PAGE 279 GREENE COUNTY RECORDERS OFFICE, A DISTANCE OF 787.73 FEET, THENCE NORTH 87°50'11" WEST, A DISTANCE OF 160.00 FEET, THENCE SOUTH 02°06'59" WEST, A DISTANCE OF 40.69 FEET, THENCE NORTH 88°52'32" WEST, A DISTANCE OF 236.42 FEET, THENCE SOUTH 01°07'29" WEST, A DISTANCE OF 16.81 FEET, THENCE NORTH 86°46'11" WEST, A DISTANCE OF 599.64 FEET TO THE POINT OF BEGINNING, CONTAINING 718,082 SQUARE FEET OR 16.5 ACRES. EXCEPTING ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

OWNER'S DEDICATION:

AS OWNER I, MIKE SEITZ, MANAGING MEMBER OF OLDE SAVANNAH, 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, OLDE SAVANNAH, LLC

DATE:

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
COUNTY OF GREENE) SS

ON THIS DAY OF 2021, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF OLDE SAVANNAH, 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:

SURVEYOR'S 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 APRIL 20, 2020 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.

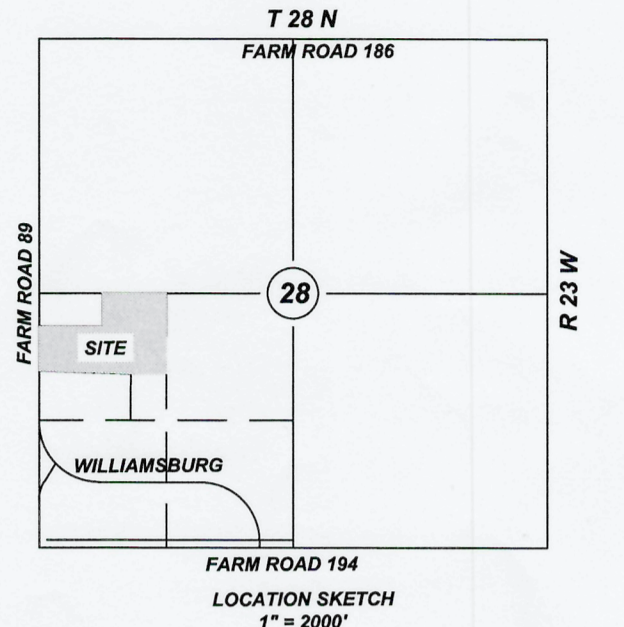
DATE PREPARED: MAY 19, 2021

SIGNATURE: [Signature] MO PLS NO. 002555

DATE: June 01, 2021

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C1-C13.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C14-C26.



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.

88128300175 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 OLDE SAVANNAH PHASE 1B, 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 2021.

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 2021, THE FINAL PLAT OF OLDE SAVANNAH PHASE 1B, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

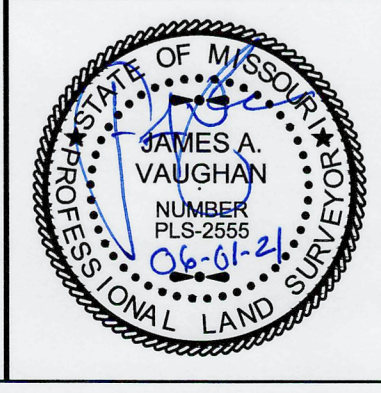
CITY PLANNER -

DATE

GENERAL NOTES:

- 1- TOTAL AREA: 718,082 SQ FT = 16.5 ACRES
2- TOTAL NUMBER OF LOTS: 50
3- SMALLEST LOT: LOTS 25, 28 & 36 (7,000 SQ.FT.)
4- LARGEST LOT: LOT 46 (14,103 SQ.FT.)
5- DATE PRELIMINARY PLAT APPROVED: MAY 19, 2020
6- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
7- SOURCE OF TITLE: BOOK 2020 PAGE 17080-20
8- BUILDING SETBACKS - FRONT YARD - 25' REAR YARD - 25' SIDE YARD - 6' SIDE YARD W/ STREET FRONTAGE - 15'
9- ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0427E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
10- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY
11- ALL STREET RIGHT OF WAY AND CUL-DE-SAC RADIUS WILL BE 50 FEET
12- SIDEWALK WILL BE ON THE NORTH SIDE OF NEW MADRID ST, THE EAST SIDE OF HOUSTON AVE/CT, THE NORTH SIDE OF BROUGHTON ST, THE EAST SIDE OF WHITAKER AVE, THE EAST SIDE OF OLDE SAVANNAH AVE AND THE NORTH SIDE OF DRAYTON CT
13- ALL COMMON AREAS & DRAINAGE AND DETENTION AREAS MUST BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

FINAL PLAT OF OLDE SAVANNAH SUBDIVISION PHASE 1B SW1/4 SEC. 28, TWP. 28N, RNG. 23W CITY OF REPUBLIC, GREENE CO., MISSOURI



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

Table with columns: SURVEY BY, DESIGN, SCALES, SHEET, DATE, DRAWN, HOR, OF, DWG, CHECKED, VERT, FILE NO.

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-43 An Ordinance of the City Council of the City of Republic, Missouri, Approving a Special Use Permit to Operate a Rugby Football Club Facility Located in the 6100 Block of West Farm Road 156 to the Springfield Rugby Football Club.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 15, 2021

Issue Statement

The Springfield Rugby Football Club has applied for a Special Use Permit for the operation of a Rugby Football Club Facility in the 6100 Block of West Farm Road 156.

Discussion and/or Analysis

The subject property is located in the 6100 Block of West Farm Road 156, comprised of approximately (13.12) acres of land, zoned Agricultural (AG). The property is currently vacant and is used for agricultural purposes. The property is bordered by Agricultural (AG) properties to the north, south and east, and a cemetery to the west. The property is not currently served by municipal water or sewer services.

Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit, allowing for the operation of the Springfield Rugby Football Club. The Rugby Club's proposal includes the following specifics:

Hours of Operation:

- **Season/Months of activities**
 - Springfield Rugby Club has two competitive seasons: Spring and Fall.
 - Spring season runs February-May.
 - They generally host one Saturday tournament each season which lasts approximately from 11:00am-8:00pm.
 - Fall season runs August-October (with the possibility of playoffs in November, though home-field advantage is never guaranteed).
 - No rugby matches are held during the Summer months due to heat, but Springfield Ultimate Frisbee will use the field one night a week (6-8pm).
- **Days/Hours of operation**
 - Rugby practices are held twice a week during each season (Tues/Thurs 6-8pm).
 - Games on Saturdays last for 90 minutes.
 - Most games begin at 2:00pm.
 - Some Youth and/or Women's games begin early at 11:00am.
 - Approximately 7 home games a year (**total** between both Spring/Fall seasons).

- The quantity and frequency of home matches vary as schedules are made by the Mid-America Division of USA Rugby.
- No practices or games are held on Sundays.

Exterior Lighting Details:

- **Illumination of Fields**
 - One field will have four poles each 20 ft in height.
 - Light placement will be focused on the field to mitigate light spillover into the community.
 - As SRC is a non-profit, field lights are used sparingly to help keep operation expenses low. Most likely, the field may be lit during practices February-March until daylight savings kicks in, and then again in September-October when the sun begins to set earlier in the evening.
 - The Club would like to add lights to the second field in the future.
 - Springfield Ultimate Frisbee's use of the field(s) during the Summer months will not require the use of field lights as there is daylight well into the evening hours.
- **Illumination of Parking Lot**
 - None
- **Illumination of Building**
 - None
 - The Club may desire to add internal lighting to the 30ft x 50ft open air pavilion in the future.
- **Illumination of Entrance**
 - None

Building:

- **Restroom Facilities**
 - None
- **Well/Septic**
 - Well
- **Kitchen and/or Concession Stand**
 - None
- **Alcohol Sales or consumption**
 - No alcohol sales.
 - On occasion, the Club may obtain a Picnic license to allow the team to grill hamburgers/hot dogs after a game. No outside food or alcohol is permitted.
 - ITEM OF NOTE: A member of the Club's Board of Directors is a Greene County Health Inspector. He ensures that the Club is following all appropriate measures/guidelines while using their picnic license.

Activities:

- **Are activities limited to only Rugby Games?**
 - No. The Springfield Ultimate Frisbee Team will use the field one night a week during the Summer.
- **Are other events planned or proposed?**
 - No

Buffering/Landscaping:

- **Landscaping/Buffering to mitigate impact to neighboring properties**
 - TBD—Convoy of Hope will adhere to any City recommendations.
- **Fencing to mitigate impact to neighboring properties**

- Security fencing

Driveway/Parking Lot Surfacing:

- Driveway and parking lot will be gravel and/or recycled asphalt.

The Applicant's proposal includes the construction of two Rugby Fields, parking lot, and construction of an open-air pavilion.

Compatibility with City's Special Use Ordinance

The City's Special Use Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district provided appropriate conditions and safeguards are imposed to protect the public welfare and to conserve and protect property and property values in the neighborhood.

Municipal Water and Sewer Service: This site **is not** currently served by City of Republic water and sanitary sewer services. The approval of a Special Use Permit for the Springfield Rugby Football Club will require no connections to municipal water or sewer service. The Applicant intends to permit a well for water to the property and to use portable restrooms during the season.

Duration: The Special Use Permit, upon approval, will remain valid until a change in use or ownership occurs at the referenced property. **The Springfield Rugby Club is currently working on the acquisition of the property and the referenced Special Use Permit would be issued to the Club, upon approval from City Council.**

Transportation: The Applicant's proposal provides for a single access lane along the western portion of the subject property. Due to the low volume of peak traffic for the proposed use, no Traffic Impact Study (TIS) was required.

Floodplain: The subject parcel **does** contain a Special Flood Hazard Area (SFHA/Floodplain)

Sinkholes: The subject parcel **does** contain one identified sinkhole. The Republic City Code requires a thirty (30) foot setback for development; a Sinkhole Analysis will be required during the Commercial Development Permit review process. The Sinkhole Report and engineering review will determine the extent of remediation and/or construction and grading that may occur within the areas identified as a sinkhole; the development will be reviewed by the City's Technical Review Team (TRT) prior to the issuance of any Building or Development Permits.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of the development proposal, which will impact the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.**

Recommended Action

Staff recommends the approval of the proposed Special Use Permit for the Springfield Rugby Football Club with the following conditions:

- Activities are limited to those operated by the Springfield Rugby Club and the Springfield Ultimate Frisbee Team, for the sole purpose of practicing, hosting, or participating in Rugby and Frisbee practices, games, and associated activities.
- Activities may take place year-round, seven days a week, between the hours of 7AM and midnight.
- No alcohol or food sales/concessions permitted.
- The access drive and parking lot may be comprised of recycled asphalt or gravel, with the approval from the City Engineer and Fire Department.
- Rugby Fields and parking areas may be illuminated during operating hours and in accordance with the City's Exterior Lighting Standards.
- Perimeter Buffering required in accordance with the City's Landscaping Ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING A SPECIAL USE PERMIT TO OPERATE A RUGBY FOOTBALL CLUB FACILITY LOCATED IN THE 6100 BLOCK OF WEST FARM ROAD 156 TO THE SPRINGFIELD RUGBY FOOTBALL CLUB

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 a Special Use Permit was submitted by the Springfield Rugby Football Club (herein called the “Applicant”) to operate a rugby football club facility in the 6100 block of West Farm Road 156; and

WHEREAS, Section 405.670 of the City of Republic’s Municipal Code enumerates various land uses generally permissible as a special use, among those uses being amusement or recreational development; and

WHEREAS, a notice of the date and time of the public hearing concerning this application was published on May 19, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, in addition to the same notice being sent by certified mail to those property owners within 185 feet of land subject to this special use permit application; and

WHEREAS, the Planning and Zoning Commission did thereafter hold a public hearing on June 7, 2021, after which they recommended the approval of the application by a vote of 6 Ayes to 0 Nays; and

WHEREAS, Section 405.670 of the City of Republic’s Municipal Code of Ordinances authorizes the Council to impose appropriate conditions and safeguards to protect the public welfare and to conserve and protect private property and property values in the neighborhood; and

WHEREAS, the application for this special use permit was submitted to the Council at its regular meeting held on June 15, 2021, after which City Council did proceed to vote to approve the special use permit subject to the imposed conditions contained herein.

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

Section 1. A special use permit is hereby approved to operate a rugby football club facility located in the 6100 block of West Farm Road 156, otherwise described as follows:

All of the East One Hundred (100.00) feet of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Thirty-Five (35), Township Twenty-Nine (29), Range Twenty-Three (23) West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri ALONG AND WITH All of the North Six-Hundred Nineteen and Forty-Four Hundredth (619.44) feet of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of said Section 35, lying East of the railroad LESS AND EXCEPT any part

previously deeded for the Brookline Cemetery and LESS AND EXCEPT the East One Hundred (100.00) feet thereof.

Section 2. The following conditions and safeguards are hereby incorporated into the Special Use Permit:

- A. The special use permit shall expire or terminate, or both:
 - 1. At such time of sale or transfer of the property subject to this special use permit.
 - 2. Upon the death of the Applicant.
 - 3. Upon the transfer of the special use for which this permit is granted.
 - 4. Upon the abandonment of the special use for which this permit is granted for a period longer than 12 consecutive months.
 - 5. Upon the occurrence of any event which would terminate the same by operation of law including but not limited to violations of any City Ordinances, state or federal laws, or rules or regulations related to activity on the property or upon the property and activity on the property being determined to be unsafe or unsuitable for continued operation.
 - 6. Upon the rezone of the property.
 - 7. At such time as is established by Council.
- B. The special use shall provide sufficient off-street parking spaces to contain all parked vehicles associated with the special use.
- C. The special use shall provide all necessary stormwater management, including stormwater detention, in accordance with the City's regulations.
- D. Activities are limited to those operated by the Springfield Rugby Club and the Springfield Ultimate Frisbee Team for the sole purpose of practicing, hosting, or participating in Rugby and Frisbee practices, games, and associated activities.
- E. Activities may take place year-round, seven days a week, only between the hours of 7 AM and midnight.
- F. No alcohol or food sales/concessions permitted.
- G. The access drive and parking lot may be comprised of recycled asphalt or gravel, with the approval from the City Engineer and Fire Department.
- H. The rugby fields and parking areas may be illuminated during operating hours and in accordance with the City's Exterior Lighting Standards.
- I. Perimeter buffering shall be required in accordance with the City's Landscaping Ordinance.

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.

BILL NO. 21-43


ORDINANCE NO.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

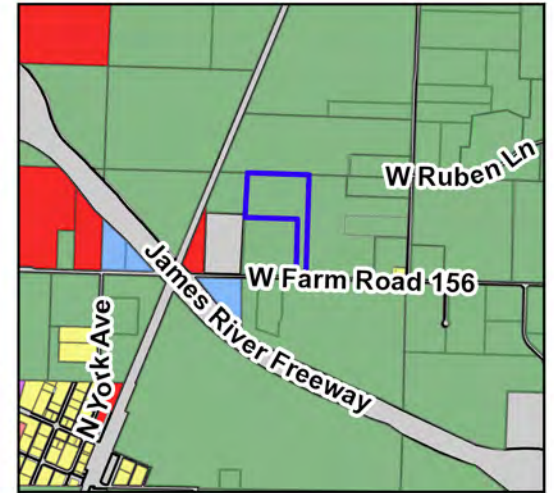
Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 14:01:01
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____

SU 21-002: Springfield Rugby Football Club

Item 8.

Zoning Map



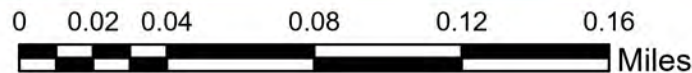
Legend

- Springfield Rugby Football Club Field
- Parcels

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: Ruth F. Sawyer Trust
 Parcel Address: 6100 Block of West Farm Road 156
 Area: 13.12 Acres
 Zoning: Agricultural (AG)
 Special Use Requested: Sports Field (Rugby)



PROJECT NO.
2121

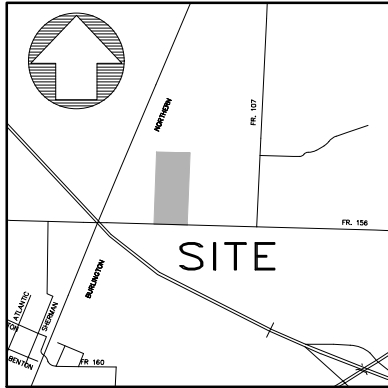
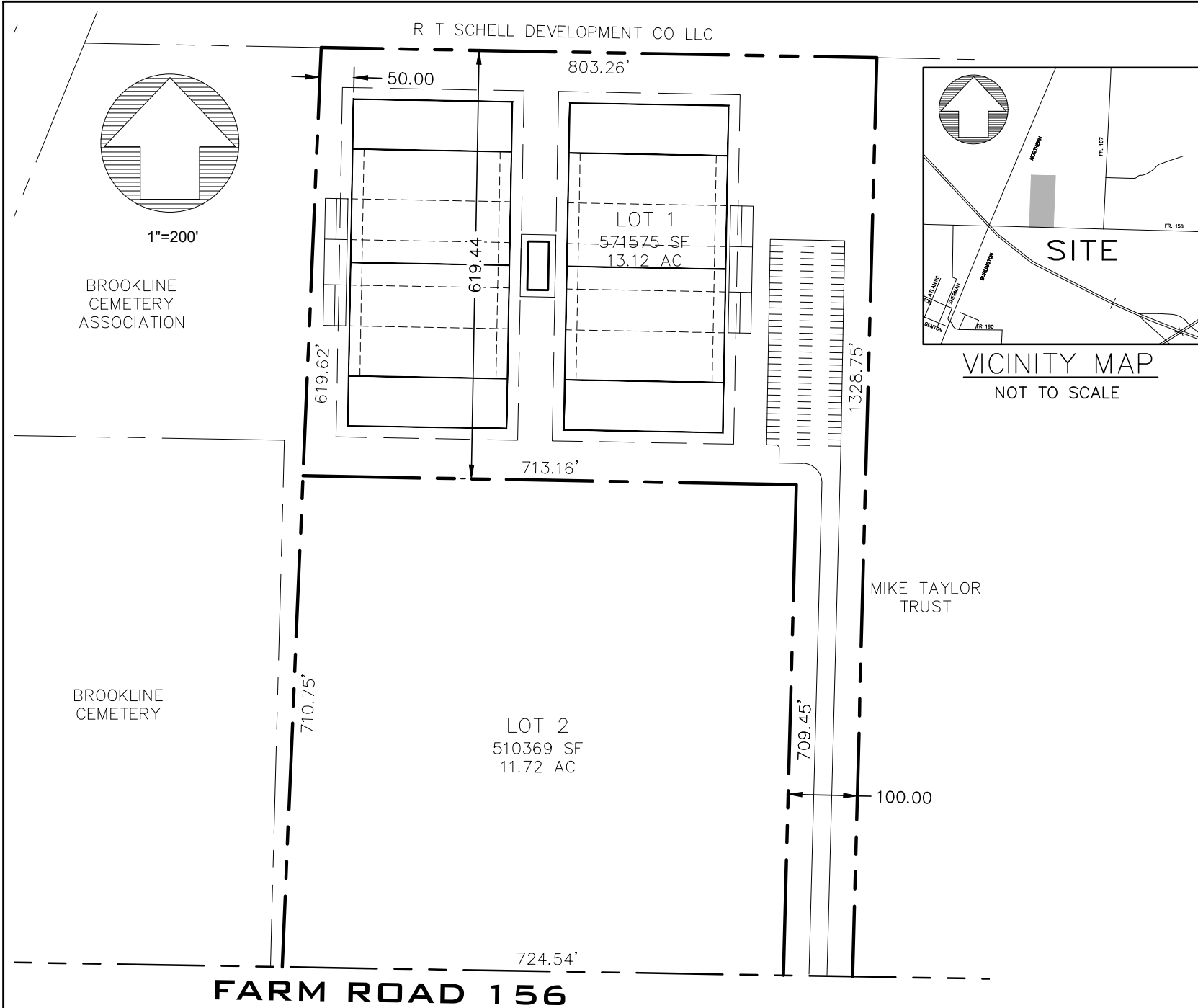
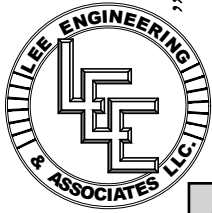
DATE:
05/07/2021

**SPRINGFIELD RUGBY
FOOTBALL CLUB INC**
W FARM ROAD 156

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)
dee@leeengineering.biz

Engineering with Integrity



VICINITY MAP
NOT TO SCALE

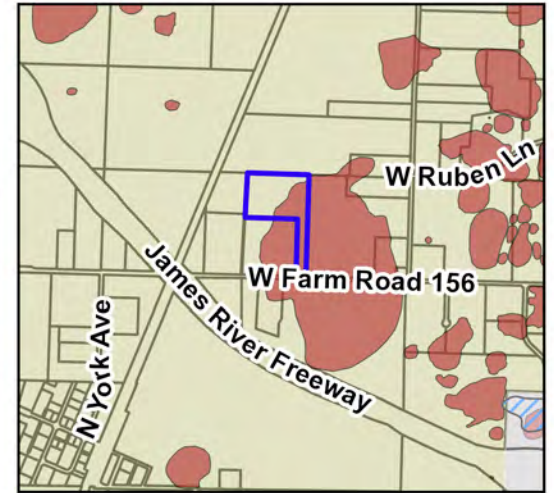
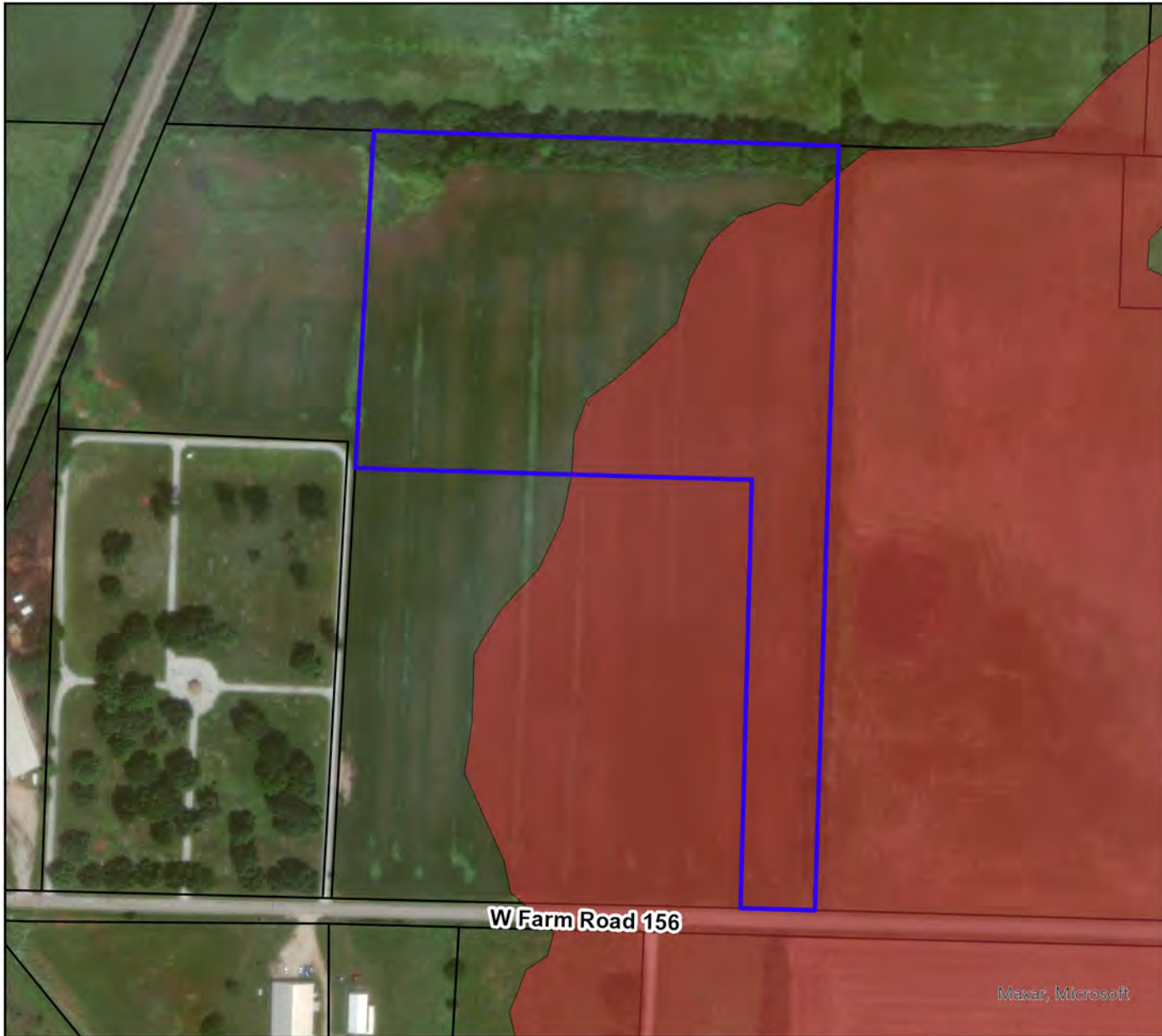
R T SCHELL DEVELOPMENT CO LLC

FARM ROAD 156

SU 21-002: Springfield Rugby Football Club

Item 8.

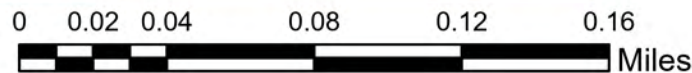
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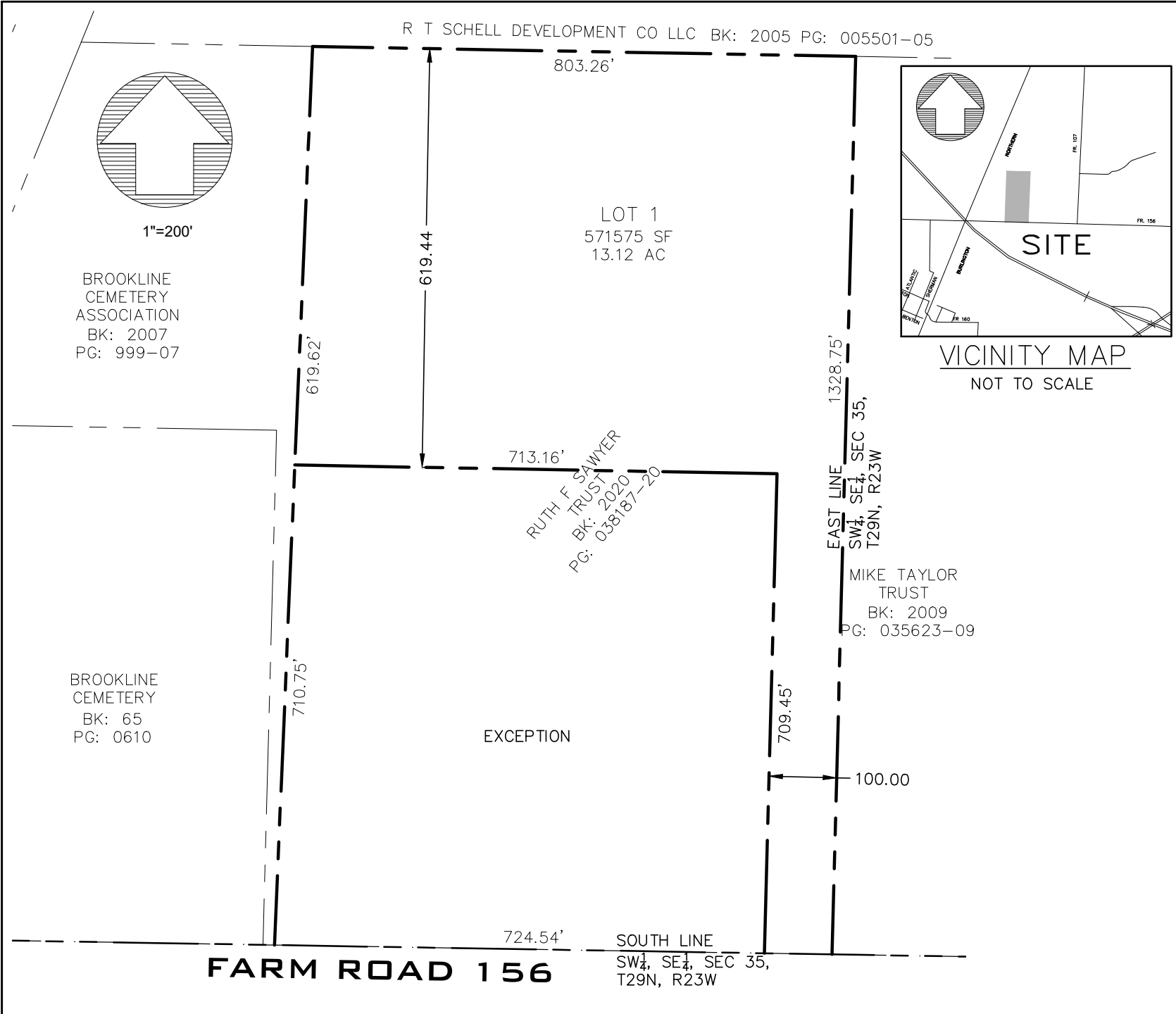


Legend

- Springfield Rugby Football Club Field
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: Ruth F. Sawyer Trust
Parcel Address: 6100 Block of West Farm Road 156
Area: 13.12 Acres
Zoning: Agricultural (AG)
Special Use Requested: Sports Field (Rugby)





DATE: 05/07/2021

PROJECT NO.: 2121

SPECIAL USE PERMIT EXHIBIT

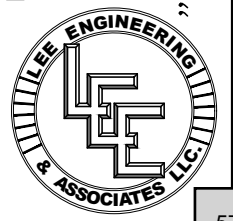
SPRINGFIELD RUGBY FOOTBALL CLUB INC

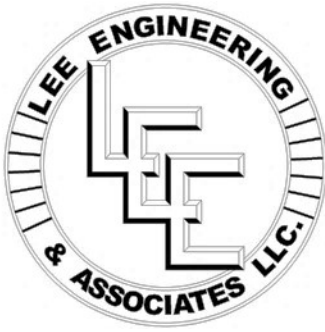
W FARM ROAD 156

Missouri State Certificate of Authority
Engineering #2005015504
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dlee@leeengineering.biz

Engineering with Integrity





LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

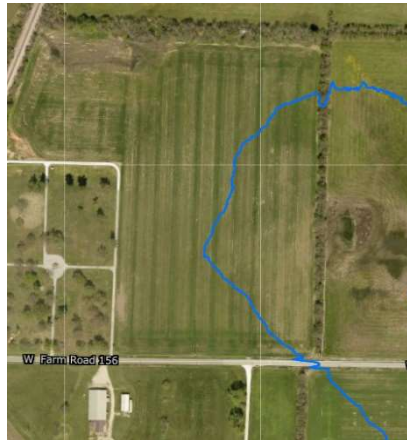
May 12, 2021

City of Republic
Karen Haynes, CFM, CPM, CNU-A
Planning Manager
204 North Main Avenue
Republic, MO 65738

Re: Sinkhole Report – Rugby Field

Ms. Haynes:

This site has a large sinkhole that is shown below. The sinkhole eye is located on the property to the East. I looked throughout the sinkhole area and did not identify any collapses in the disturbed area. This use will require very minor grading associated with installing the gravel drive and rugby fields. No buildings or permanent pavement will be constructed within the sinkhole area. This is the highest and best use for this type of sinkhole since the site will be developed in a way to that will prevent damage to structures or paved areas. The grass will act as a vegetative filter strip to remove any stormwater pollutants before the stormwater runoff goes to the sinkhole eye. The limited gravel area will not significantly increase the overall stormwater runoff or ponding that currently occurs. I recommend this use to be allowed in the existing sinkhole as shown on the attached drawing.



05/12/2021

If you have any questions or need further information, please contact our office at 886-9100.

Sincerely,

A handwritten signature in black ink that reads 'Derek A. Lee'.

Derek A. Lee, PE

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-44 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 10 Acres from Agricultural (AG) to Planned Development District (PDD), Located in the 7400 Block of West Farm Road 174.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 15, 2021

Issue Statement

Blake Cantrell, Owner Representative, has applied to change the Zoning Classification of approximately **(10) acres** of property located in the 7400 Block of West Farm Road 174 from Agricultural (AG) to The Woods Planned Development District (PDD).

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(10) acres** of land located in the 7400 Block of West Farm Road 174. The property is currently unimproved agricultural property containing no structures.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a pocket residential development consisting of (31) Residential Lots, Detention Basin, and the required extension of Bailey Avenue through the property. The Development Plan also contains new water, sanitary sewer, and stormwater improvements to support the development.

Specifically, the Applicant's proposal includes the following elements:

- (31) Residential Lots
 - Minimum Area: 8000 Square Feet
 - Minimum Width: 70 Feet
 - Minimum Depth: 100 Feet
 - Setbacks:
 - Front: 20 Feet
 - Rear: 25 Feet
 - Side Setback: 6 Feet
 - Side Street Setback: 15 Feet

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 Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - The Woods PDD is a residential pocket development consisting of lots with a minimum of 8000 square feet of area and reduced front yard setback.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Woods PDD Development Plan includes provisions for adequate supply of municipal water and sewer, a plan for stormwater management, and the construction and dedication of a portion of Bailey Avenue, identified on the City's Major Thoroughfare Plan and OTO's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive Plan promotes the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; The Woods Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Woods Development Plan includes construction of a portion of Bailey Avenue, a Secondary Arterial, which will eventually connect US Highway 60 to County Line Road; the residential lots within the development will have no direct access to Bailey Avenue.

Consistency with the Comprehensive Plan

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

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing residential zoned property and large parcel Greene County Agricultural properties with Single-Family homes.

- North: Greene County General Commercial
- South: Greene County Agricultural
- East: Greene County Agricultural Residential
- West: High Density Single-Family Residential (R1-H)

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding residential and agricultural zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently served by City of Republic sanitary sewer and water service; both water and sewer service are available in proximity to the development. **The development of the subject property will require the extension of a new water main from the existing (8) inch main located to the west in the Westwood Subdivision; the water mail extension will parallel the Bailey Avenue extension serving the development.**

The development will be served by a new Lift Station, designed to serve the development, located on the Detention Basin parcel. The effluent will travel from the Lift Station to force sewer main along West Farm Road 174, before flowing to the McElhaney Lift Station and Shuyler Creek Lift Stations; from Shuyler Creek, it is pumped back through a series of forced mains to the Wastewater Treatment Facility.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development.

Transportation: The proposed Development Plan includes a portion of Bailey Avenue, as required on the City's Major Thoroughfare Plan; the Bailey Avenue extension will eventually connect Bailey Avenue in the Westwood Subdivision to a planned extension of the road to the north to West Farm Road 170.

No parcel within the development will have direct access to West Farm Road 174 or Bailey Avenue.

Stormwater: The Development Plan contains one area designated for stormwater detention, designed to control the release of stormwater attributable from the development. The stormwater detention areas and all open space/common areas will be owned and maintained by the Developer.

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

Sinkholes: The subject parcel **does** contain one **identified sinkhole** on the northern portion of the property. A Sinkhole Analysis Report will be submitted, reviewed, and approved during the Infrastructure Design Process; a (30) foot setback, required by Republic City Code.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of the development proposal, which will impact the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. 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 10 ACRES FROM AGRICULTURAL (AG) TO PLANNED DEVELOPMENT DISTRICT (PDD), LOCATED IN THE 7400 BLOCK OF WEST FARM ROAD 174

WHEREAS, the City of Republic, Missouri, ("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 an amendment to the Zoning Code and Official Zoning Map to rezone real estate located in the 7400 Block of West Farm Road 174, and comprising approximately 10 acres from Agricultural (AG) to Planned Development District (PDD), was submitted to the City's BUILDS Department by Blake Cantrell ("Applicant"); and

WHEREAS, an application for approval of a development plan for The Woods Planned Development District identified as PDD 21-003 ("Development Plan") was received from Applicant; and

WHEREAS, the City did thereafter submit said application and Development Plan to the Planning and Zoning Commission, which did set June 7, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on May 19, 2021, 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 June 7, 2021, after which the Commission rendered written findings of fact on the proposed amendment, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of 5 Ayes to 1 Nay, recommended the approval of such application and Development Plan for rezoning; and

WHEREAS, the application for rezoning, Development Plan, and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on June 15, 2021, after which the City Council did proceed to vote to rezone such property, approve the Development Plan, 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. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located in the 7400 Block of West Farm Road 174, and comprising approximately 10 acres from Agricultural (AG) to Planned Development District (PDD), such tract being more fully described as follows:

Tract 1: The north half (1/2) of the following described tract: Commencing at a 5/8 inch rebar LS 2334 set at the West 1/4 corner of said Section Fifteen (15), thence North 89 degrees 35 minutes 55 seconds East, 331.83 feet along the South line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) to a 1/2 inch rebar LS 2334 set for the point of beginning; thence North 00 degrees 18 minutes 50 seconds West, 1322.03 feet to a 1/2 inch rebar LS 2334 set at the intersection with the North line of said Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); thence North 89 degrees 39 minutes 06 seconds East, 333.21 feet along said North line to a 1/2 inch rebar LS 2334 set; thence South 00 degrees 15 minutes 15 seconds East 1321.73 feet to a 1/2 inch rebar LS 2334 set at the intersection with said South line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4); thence South 89 degrees 35 minutes 55 seconds West, 331.83 feet along said South line to the point of beginning, all in Section Fifteen (15), Township Twenty-eight (28), Range Twenty-three (23), in GREENE County, Missouri. Tract 2: THE WEST HALF (W1/2) OF THE FOLLOWING DESCRIBED TRACT: A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8 REBAR LS 2334 SET AT THE WEST QUARTER (W 1/4) CORNER OF SAID SECTION FIFTEEN (15); THENCE NORTH 89°35'55" EAST, 663.66 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) TO A 1/2" REBAR LS 2334 SET FOR A POINT OF BEGINNING; THENCE NORTH 00°15'15" WEST, 1321.42 FEET TO A 1/2" REBAR 2334 SET AT THE INTERSECTION WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE NORTH 89°39'06" EAST, 333.21 FEET ALONG THE NORTH LINE OF A 1/2" REBAR LS 2334 SET; THENCE SOUTH 00°11' 39" EAST, 1321.42 FEET TO A 1/2" REBAR LS 2334 SET AT THE INTERSECTION WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 89°35'55" WEST, 331.83 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

Section 2. The Development Plan, as incorporated and attached to this Ordinance, is hereby approved and adopted by the Council along with any modifications and conditions imposed herein.

Section 3. Unless otherwise specifically defined by the approved Development Plan, the development of the tracts of realty contained herein will be regulated according to the requirements of the City of Republic's Municipal Code of Ordinances.

BILL NO. 21-44

ORDINANCE NO.

Section 4. 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 5. The whereas clauses are hereby specifically incorporated herein by reference.

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 _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk



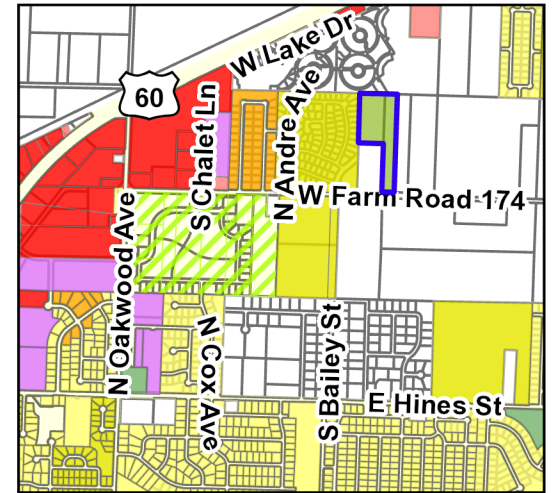
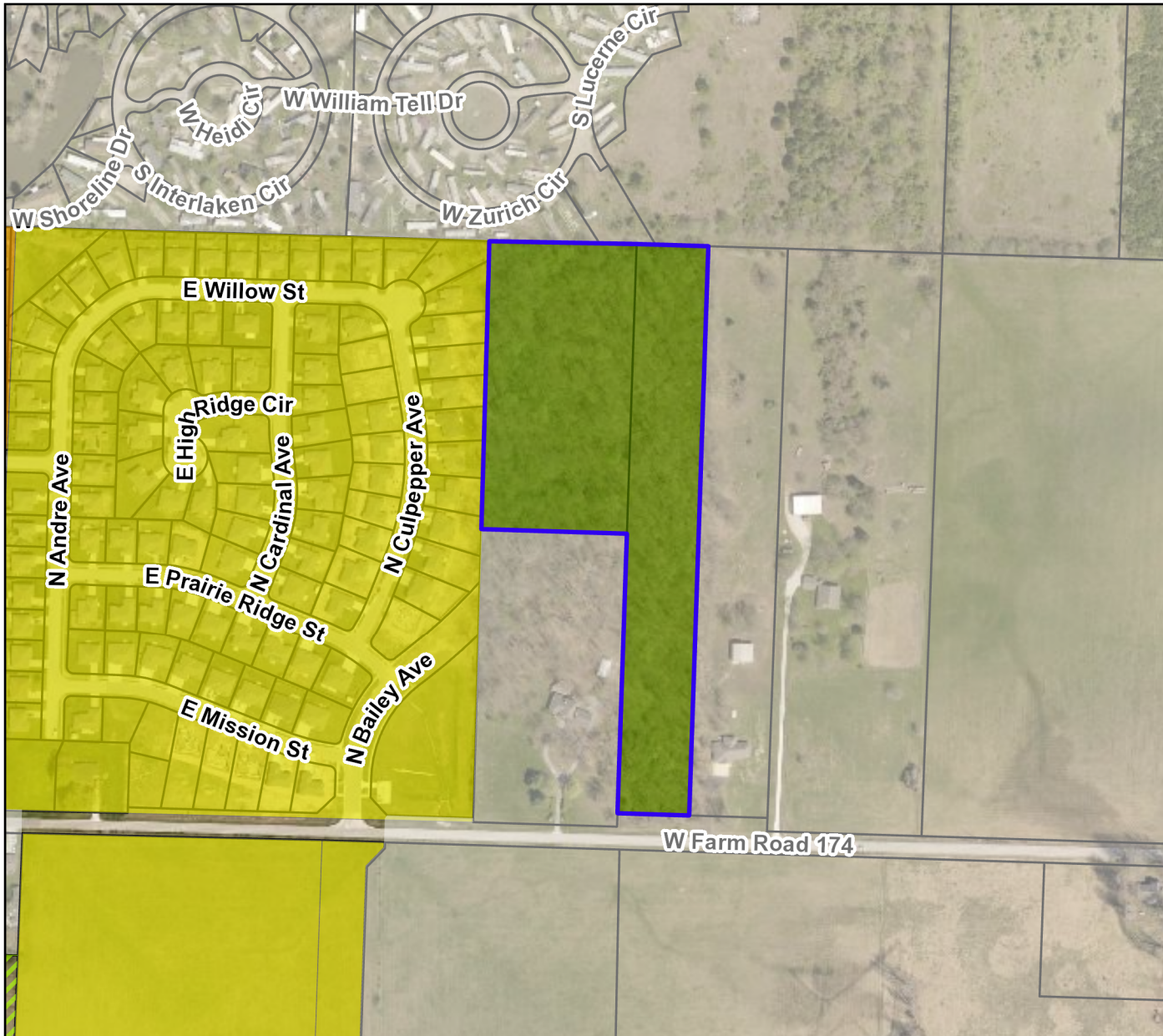
Digitally signed by Scott Ison
Date: 2021.06.09 09:40:15
-05'00'

Approved as to Form: _____, Scott Ison, City Attorney

Final Passage and Vote: _____

PDD 21-003: The Woods

Zoning Map



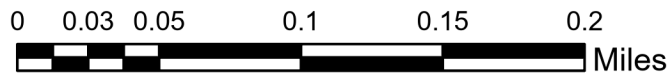
Legend

- The Woods
- Parcels

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

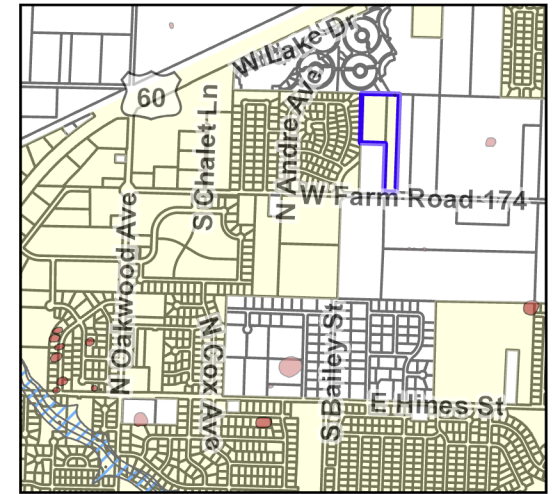
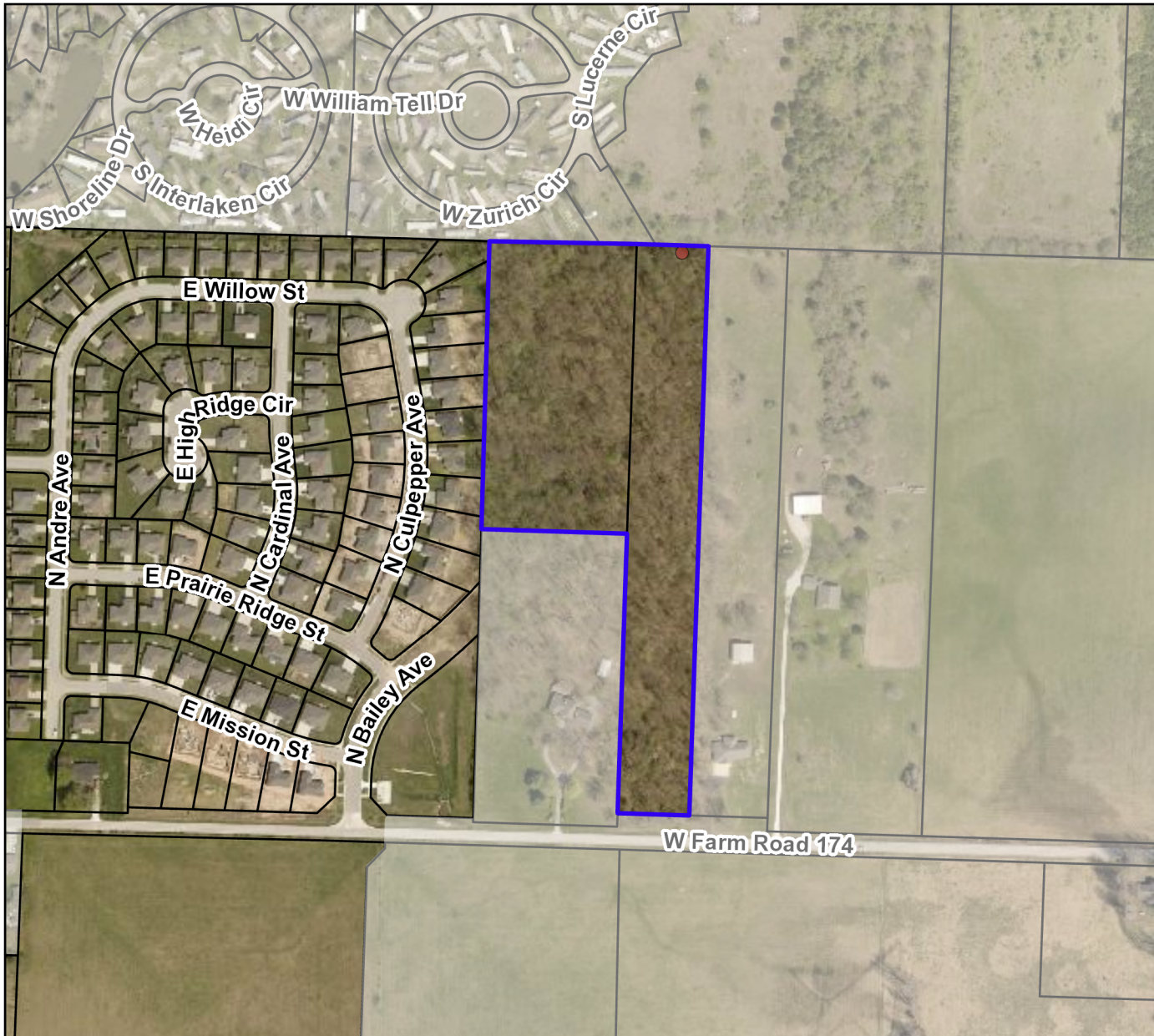
Parcel Owner: Dorothy J. Gardner Trust
 Parcel Identification Number(s): 881715200263 & 881715200316
 Area: 9.48 Acres
 Existing Zoning: Agricultural (AG)
 Requested Zoning: The Woods Planned Development District (PDD)






PDD 21-003: The Woods

Item 9.

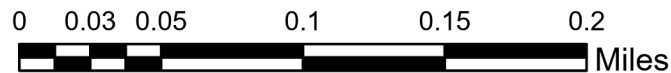
Vicinity Map



Legend

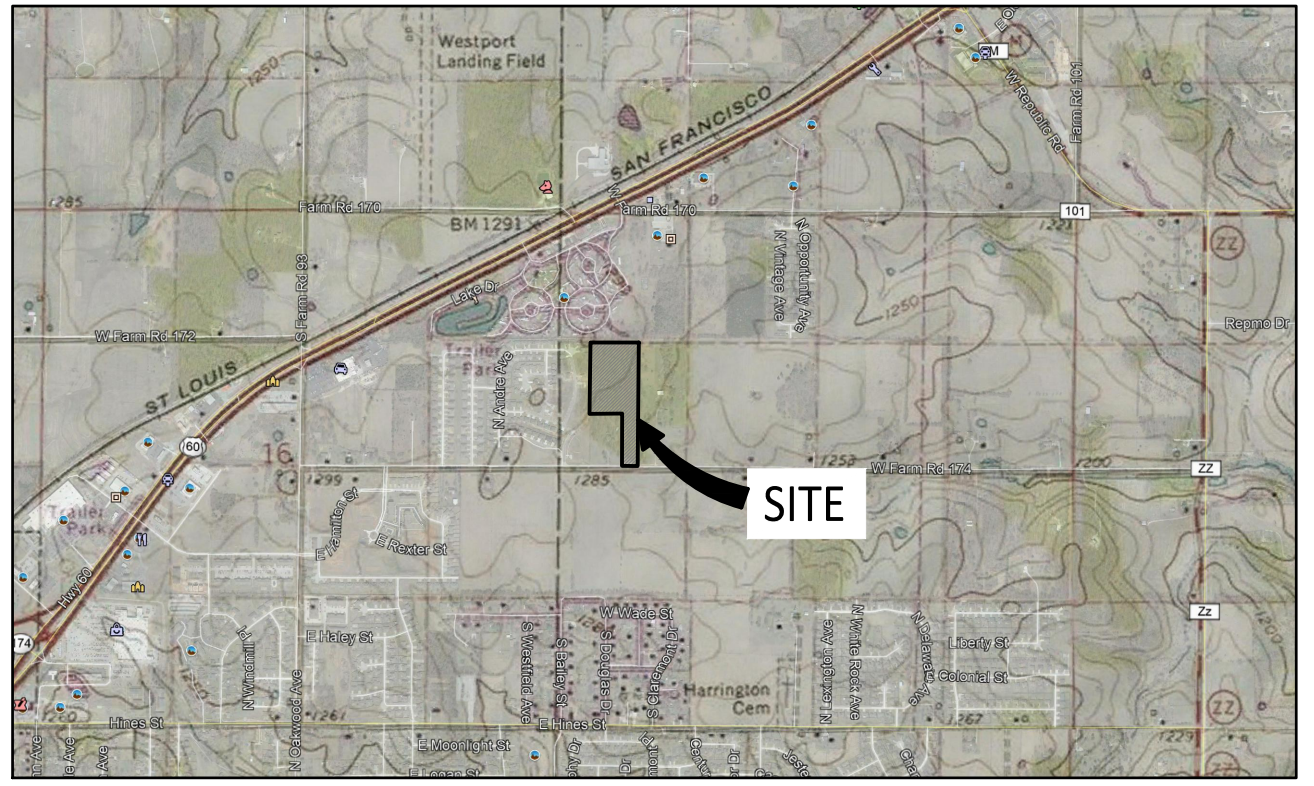
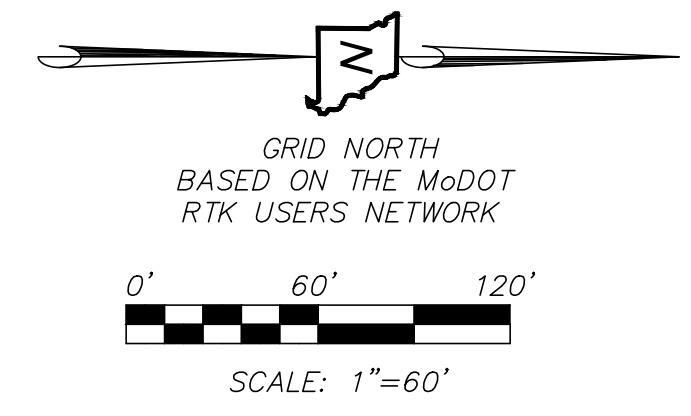
-  The Woods
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Dorothy J. Gardner Trust
Parcel Identification Number(s): 881715200263 & 881715200316
Area: 9.48 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: The Woods Planned Development District (PDD)



THE WOODS DEVELOPMENT PLAN

A PART OF THE SEC. 15, T 28 N, R 23 W
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



VICINITY MAP
1"=2000'

LAND USE SUMMARY:

PROPOSED LOT USE: SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA: 422,644.1 S.F. (9.7 ACRES±)
LOT AREA: 262,773.7 S.F. (6.0 ACRES±) 62%
RIGHT OF WAY AREA: 135,630.1 S.F. (3.1 ACRES±) 32%
DETENTION AREA: 24,240.3 S.F. (0.6 ACRES±) 6%

PROPOSED HOMES: 31 RESIDENTIAL / 9.7 AC. = 3.2 PER ACRE
31 LOTS
TOTAL SITE AREA: 422,644.1 S.F. (9.7 ACRES±)
LOT AREA: 328,749.2 S.F. (7.6 ACRES±) 78%
RIGHT OF WAY AREA: 94,711.9 S.F. (2.2 ACRES±) 22%

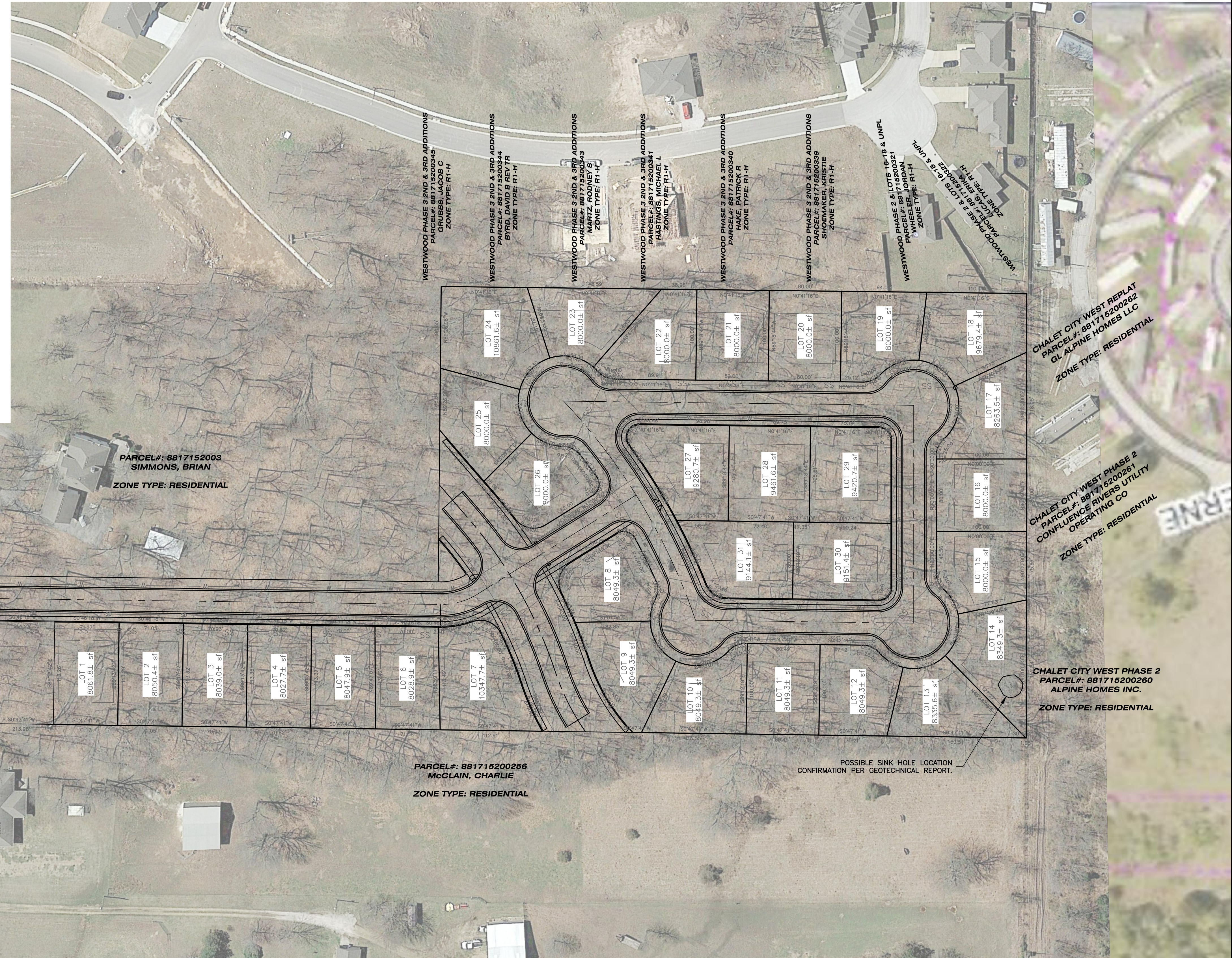
FRONT SETBACK - 20'
REAR SETBACK - 25'
SIDE STREET SETBACK - 15'
SIDE SETBACK - 6'
BUILDINGS SHALL BE A MIN. OF 12' APART

DENSITY:
TOTAL 31 LOTS- TOTAL AREA: 9.7 AC.
TOTAL 31 LOTS- DENSITY: 3.2 RESIDENTIAL UNITS/ACRE

LARGEST LOT: LOT 24 0.25 AC.
SMALLEST LOT: LOT 15-16 0.18 AC.
LOT 19-23
LOT 25-26

DETENTION AREA: 0.56 AC.

LOT SIZES:
MIN. 8000 S.F.
MIN. 70.0' LOT WIDTH
MIN. 100.0' LOT DEPTH



PARCEL#: 881715301036
RADER TRUST
ZONE TYPE: RESIDENTIAL

PARCEL#: 881715301034
STUEVE TR
ZONE TYPE: RESIDENTIAL

PARCEL#: 8817152003
SIMMONS, BRIAN
ZONE TYPE: RESIDENTIAL

PARCEL#: 881715200256
McCLAIN, CHARLIE
ZONE TYPE: RESIDENTIAL

CHALET CITY WEST REPLAT
PARCEL#: 881715200262
GL ALPINE HOMES LLC
ZONE TYPE: RESIDENTIAL

CHALET CITY WEST PHASE 2
PARCEL#: 881715200261
CONFLUENCE RIVERS UTILITY
OPERATING CO
ZONE TYPE: RESIDENTIAL

CHALET CITY WEST PHASE 2
PARCEL#: 881715200260
ALPINE HOMES INC.
ZONE TYPE: RESIDENTIAL

POSSIBLE SINK HOLE LOCATION
CONFIRMATION PER GEOTECHNICAL REPORT.



David D. Bodeen, PE
MO# E-2001004558

DISCLAIMER OF RESPONSIBILITY

I hereby specify, that this document is authenticated by my seal. I hereby disclaim any responsibility for all other plans, specifications, estimates, reports, or other documents, or instruments relating to be used for any part or parts of the architectural or engineering project or survey.

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REVISIONS

- REVISION #1 _____
- REVISION #2 _____
- REVISION #3 _____



PLANNED DEVELOPMENT DISTRICT
LAND USE SITE PLAN
FOR
THE WOODS
REPUBLIC, MISSOURI

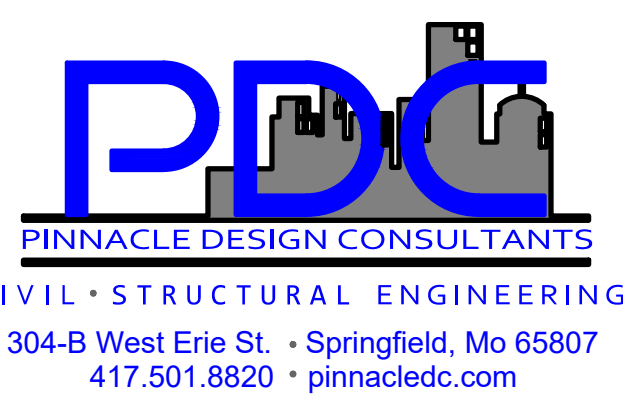
DATE 04/29/2021

COMM. NO.

SHEET

C1
OF
2

PINNACLE DESIGN CONSULTANTS



UTILITY CONTACTS

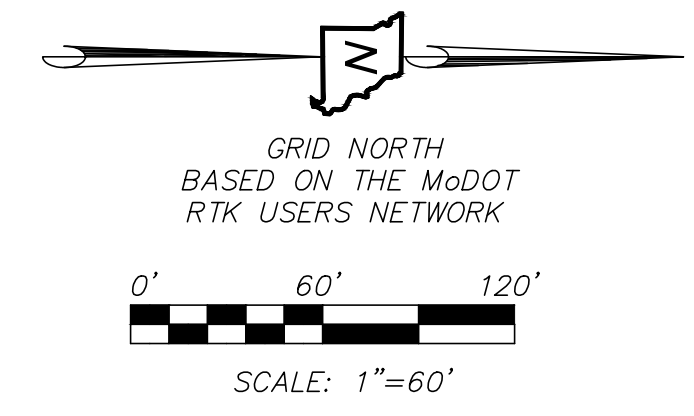
ELECTRIC:
LIBERTY UTILITIES
PHONE: 1-800-206-2300

WATER & SEWER:
CITY OF REPUBLIC
PHONE: 417-732-3400

GAS:
MISSOURI GAS ENERGY
PHONE: 1-800-446-7409

TELEPHONE:
SOUTHWESTERN BELL
PHONE: 417-344-7483

CABLE TV:
CABLE AMERICA CORP.
PHONE: 417-732-7242



SEAL



David D. Bodeen, PE
MO# E-2001004558

DISCLAIMER OF RESPONSIBILITY

I hereby specify, that this document is authenticated by my seal. I hereby disclaim any responsibility for all other plans, specifications, estimates, reports, or other documents, or instruments relating to be used for any part or parts of the architectural or engineering project or survey.

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REVISIONS

- REVISION #1 _____
- REVISION #2 _____
- REVISION #3 _____

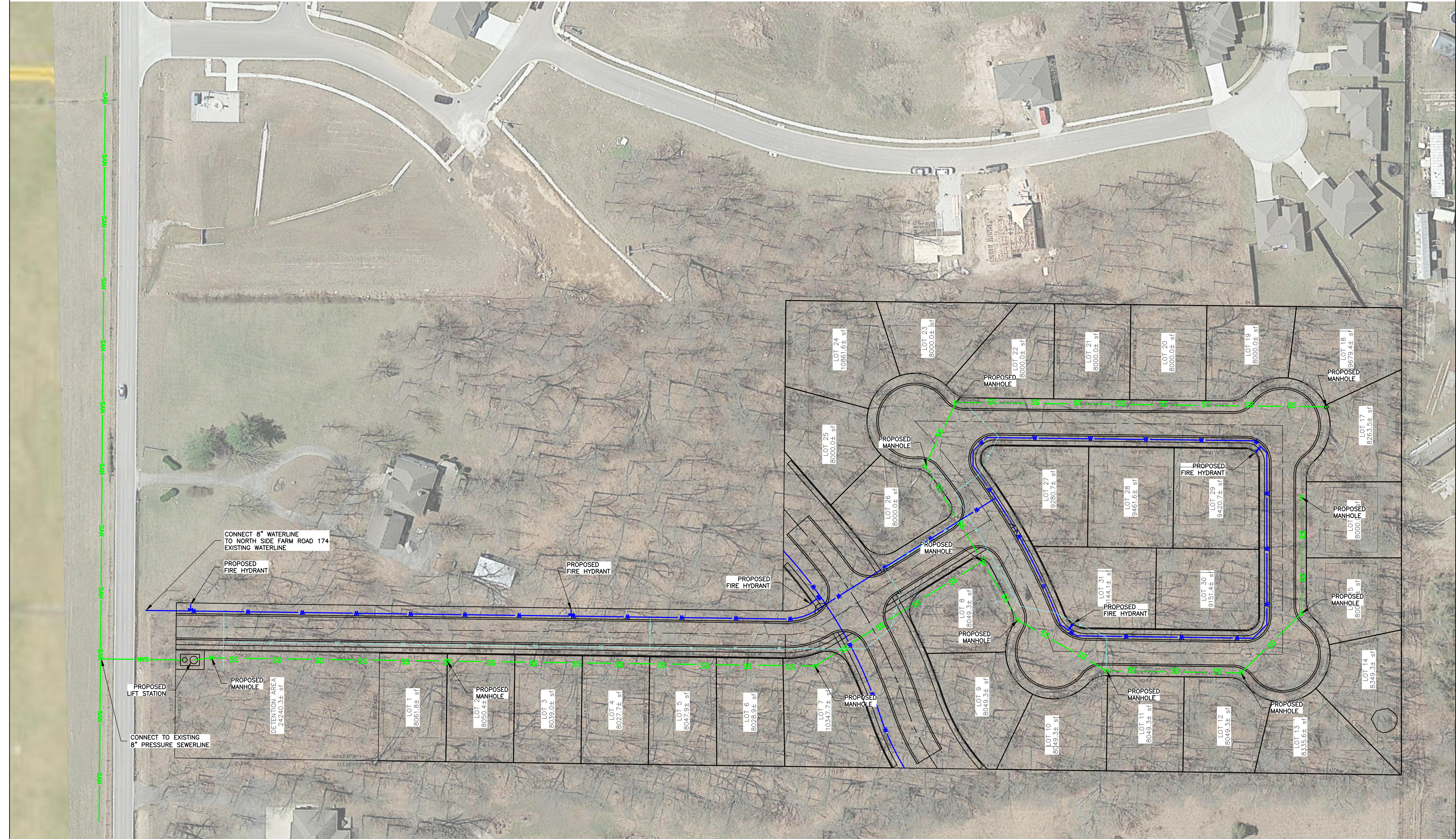


PLANNED DEVELOPMENT DISTRICT
LAND USE SITE PLAN
FOR
THE WOODS
REPUBLIC, MISSOURI

DATE 04/29/2021

COMM. NO.

SHEET C2 OF 2



1 C2 INFRASTRUCTURE PLAN 1"=60'-0"



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-003 THE WOODS

Location:

City Council Chambers

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
Available in proximity
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

*New water main,
Concerns about PDD designation Concerns of sinkholes and easements.*

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

Approval Denial

Commissioner Name:

Brandon Andrews

Commissioner Signature:

Date:

6-7-2021



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-003 THE WOODS

Location:

City Council Chambers

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:

Ransom Ellison

Commissioner Signature:

Ransom Ellison

Date:

06-07-21

Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-003 THE WOODS

Location:

City Council Chambers

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:

The development is depending on the extension of Bailey Avenue

The verbiage used is eventually connect. Mr. Simmons hasn't indicated he would sell

One lady commented how in year 2040 the citizens want bigger lots with bigger homes

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

Approval Denial

Commissioner Name:

Kevin Hain

Commissioner Signature:

[Handwritten Signature]

Date:

6/7/21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-003 THE WOODS

Location:

City Council Chambers

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:

*Comparable lots in area,
set backs?
 tree canopy?
Flooding?*

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

Approval Denial

Commissioner Name:

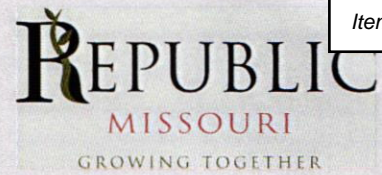
Erik Pedersen

Commissioner Signature:

[Signature]

Date:

6/7/21



Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

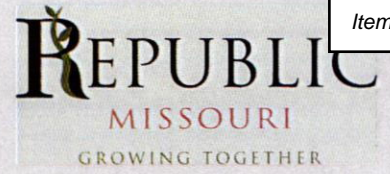
Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- 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:

06/07/2021

Time:

6:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-003 THE WOODS

Location:

City Council Chambers

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:

Chris Crosby

Commissioner Signature:

Chris Crosby

Date:

6/7/21

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-45 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 5.91 Acres from Local Commercial (C-1) to General Commercial (C-3), Located in the 6500 Block of West Republic Road.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 15, 2021

Issue Statement

The City of Republic has applied to change the Zoning Classification of approximately **(5.91) acres** of property located in the 6500 Block of West Republic Road from Local Commercial (C-1) to **General Commercial (C-3)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(5.91) acres** of land located in the 6500 Block of West Republic Road from Local Commercial (C-1) to General Commercial (C-3). The City intends to build a new Public Works Facility for the BUILDS Department in the future; the facility will house the City's Construction Crews, Public Works trucks and equipment, and staff.

The City owns a smaller (2.50) acre parcel directly adjacent, which is also under consideration for Rezoning; the parcels will be combined, at a later date, to facilitate development of the Public Works Facility.

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 City's Adopted Plans

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, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, including the following:

- **Goal:** Coordination with Infrastructure
 - **Objective:** Support new development that is well connected to the existing community
 - The City's development of the parcel aligns with planned future improvements along the corridor

- **Objective:** Promote development aligning with current adopted plans of the City; the intensity of uses should match the capacity of infrastructure to serve the use
 - The City's development of the parcel will facilitate future development along the corridor due to planned expansions of the City's municipal water system

The general trend of development in the vicinity of the subject property has been the development of Republic High School and Backwoods Golf during the last several years.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Greene County Agricultural-zoned properties to the north, south, and west and Agricultural (AG) property to the east (Republic High School)

The land uses permitted in the General Commercial (C-3) Zoning District relative to the intended use include heavy and civil engineering construction services.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is in proximity to a 12" water main on the north side of Republic Road. The City will extend the water main to serve the property and to facilitate growth along State Highway ZZ.

The parcel will be served by an existing gravity sanitary sewer main on the property to the south of the subject parcel. The sanitary sewer will flow to the McElhanev Lift Station, and 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 the intended use.

Transportation: A Traffic Impact Study (TIS) was not required as the City has been working with MODOT and the Ozarks Transportation Organization (OTO) for planned improvements along this corridor. The City will be removing the existing access drive along West Republic Road and will be moving the existing access drive along State Highway ZZ to the southern property line.

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

Sinkholes: The subject parcel **does** contain one identified sinkhole. The Republic City Code requires a thirty (30) foot setback for development; a Sinkhole Analysis was performed by a Third-Party Engineer as a part of this project.

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.**

BILL NO. 21-45

ORDINANCE NO.

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 5.91 ACRES FROM LOCAL COMMERCIAL (C-1) TO GENERAL COMMERCIAL (C-3), LOCATED IN THE 6500 BLOCK OF WEST REPUBLIC ROAD

WHEREAS, the City of Republic, Missouri, (“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 an amendment to the Zoning Code and Official Zoning Map to rezone real estate located in the 6500 Block of West Republic Road, and comprising approximately 5.91 acres from Local Commercial (C-1) to General Commercial (C-3), was submitted to the City’s BUILDS Department by the City of Republic (“Applicant”); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set June 7, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on May 19, 2021, 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 June 7, 2021, 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 6 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 June 15, 2021, 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. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty in the 6500 Block of West Republic Road, and comprising approximately 5.91 acres from Local Commercial (C-1) to General Commercial (C-3), such tract being more fully described as follows:

County, Missouri, being a part of the tract of land described in the Warranty Deed by Limited Liability Company duly recorded in the Greene County Recorder’s Office in Deed Book 2008, Page 021834-08, and being more particularly described as follows: COMMENCING at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 14, Township 28 North, Range 23 West, Greene County, Missouri; thence North 88 Degrees 57 Minutes 48 Seconds West along the North line of said Quarter Quarter, a distance of 368.88 feet to a point in the same; thence departing said North line South 00 Degrees 54 Minutes 59 Seconds West, a distance of 34.34 feet to a point in the South Right-of-Way line of State Highway M, as now established, said point being the POINT OF BEGINNING; Thence South 78 Degrees 05 Minutes 38 Seconds East along said South Right-of-Way line, a distance of 50.99 feet to a point in the same; thence departing said South Right-of-Way line North 89 Degrees 24 Minutes 13 Seconds West, a distance of 154.80 feet to a point; thence South 01 Degrees 49 Minutes 23 Seconds West, a distance of 257.26 feet to a point; thence South 88 Degrees 56 Minutes 31 Seconds East, a distance of 440.04 feet to a point in the West Right-of-Way line of State Highway ZZ, as now established; thence South 01 Degrees 49 Minutes 23 Seconds West along said West Right-of-Way line, a distance of 327.86 feet to the Northeast corner of the tract of land described in the General Warranty Deed duly recorded in the Greene County Recorder’s Office in Deed Book 2018, Page 647; thence departing said West Right-of-Way line North 88 Degrees 31 Minutes 10 Seconds West along the North line of said tract of land, and beyond, along the North line of the tract of land described in the Warranty Deed duly recorded in the Greene County Recorder’s Office in Deed Book 2064, Page 481, a distance of 630.69 feet to the Northwest corner thereof, said point being in the East line of the tract of land described in the General Warranty Deed duly recorded in the Greene County Recorder’s Office in Deed Book 2105, Page 1745, said point marked by a found iron bar; thence North 01 Degrees 53 Minutes 00 Seconds East along the East line of said tract of land, a distance of 596.06 feet to a point in said South Right-of-Way line of State Highway ZZ; thence along said South Right-of-Way line, along a non-tangent curve to the left having a radius of 1000.40 feet, a Length of 119.39 feet, an Internal Angle of 06 Degrees 50 Minutes 15 Seconds, a Chord Bearing of South 85 Degrees 59 Minutes 06 Seconds East, a Chord Length of 119.32 feet to a point of tangency in the same being marked by a found MoDOT aluminum monument; thence South 89 Degrees 24 Minutes 13 Seconds East, a distance of 175.42 feet to the POINT OF BEGINNING and containing 257,516 square feet or 5.912 acres of land, more or less, EXCEPT any part thereof taken, deeded or used for road or highway purposes.

- 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.

BILL NO. 21-45

ORDINANCE NO.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

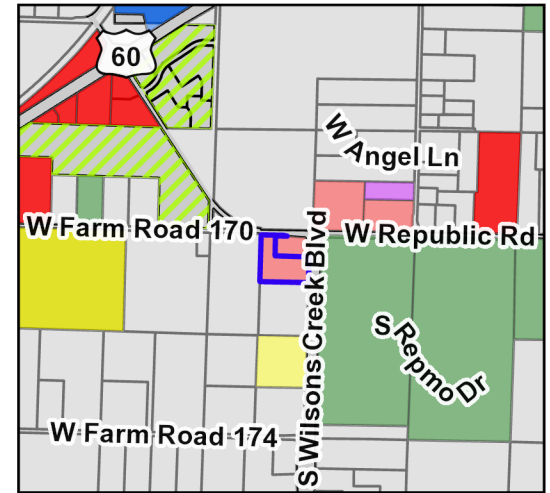
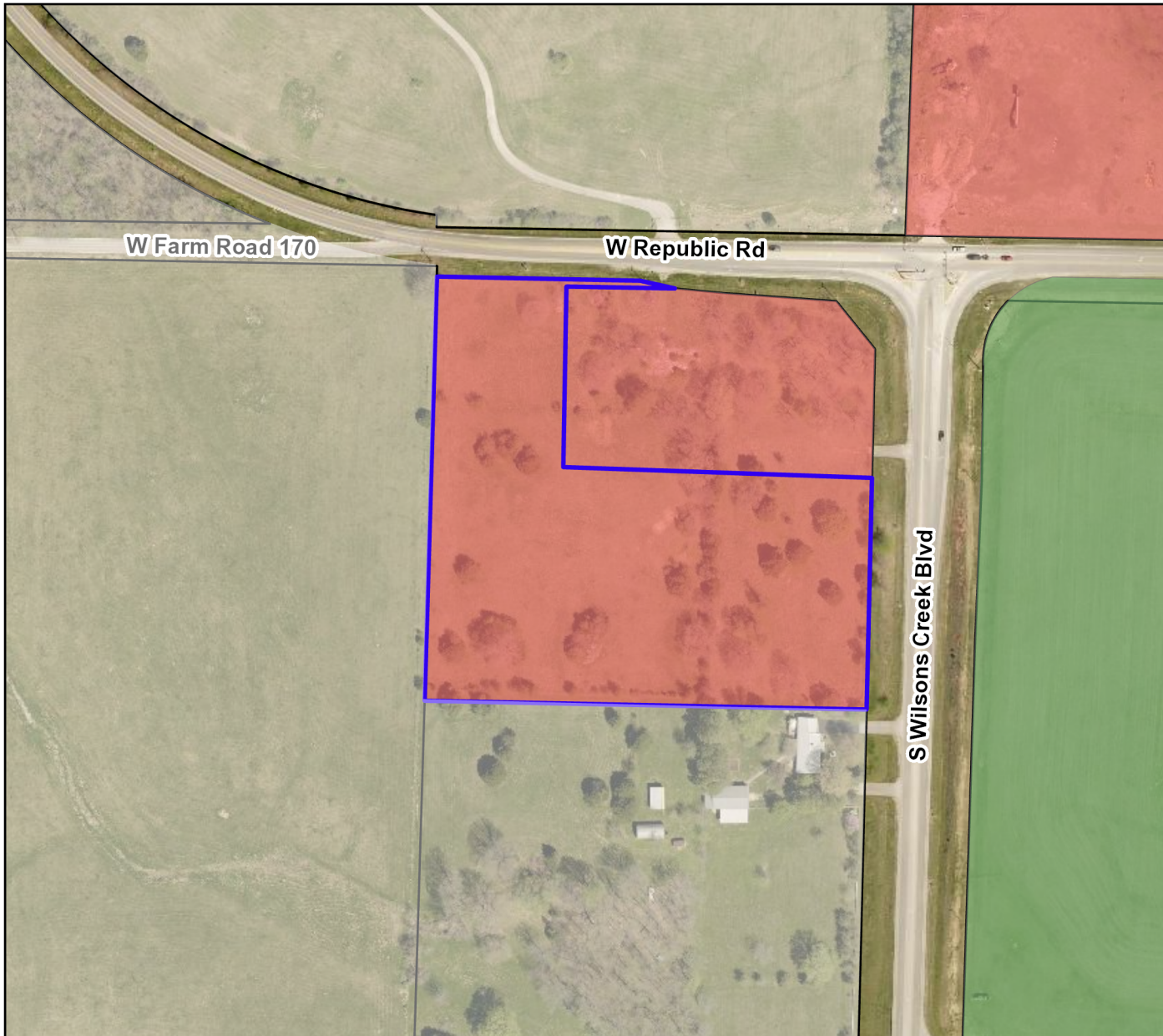
Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 09:49:57 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

REZN 21-005: BUILDS

Zoning Map

Item 10.



Legend

REZN 21-005

Parcels

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

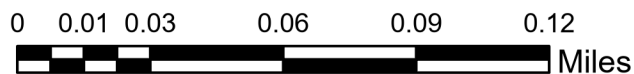
R1-H Single Family High Density

R1-Z Zero Lot Line Residential

R-2 Two-family Residential

R-3 Multi-family Residential

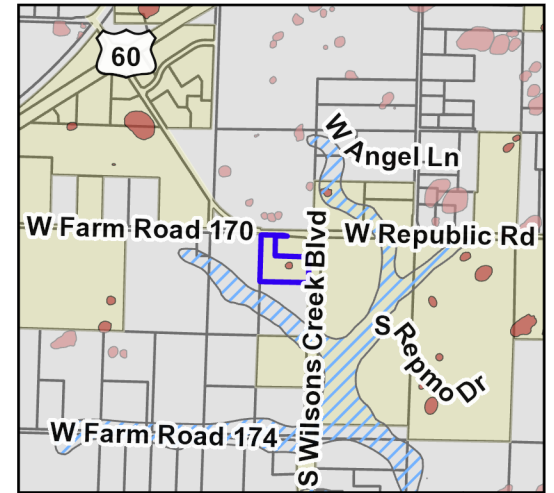
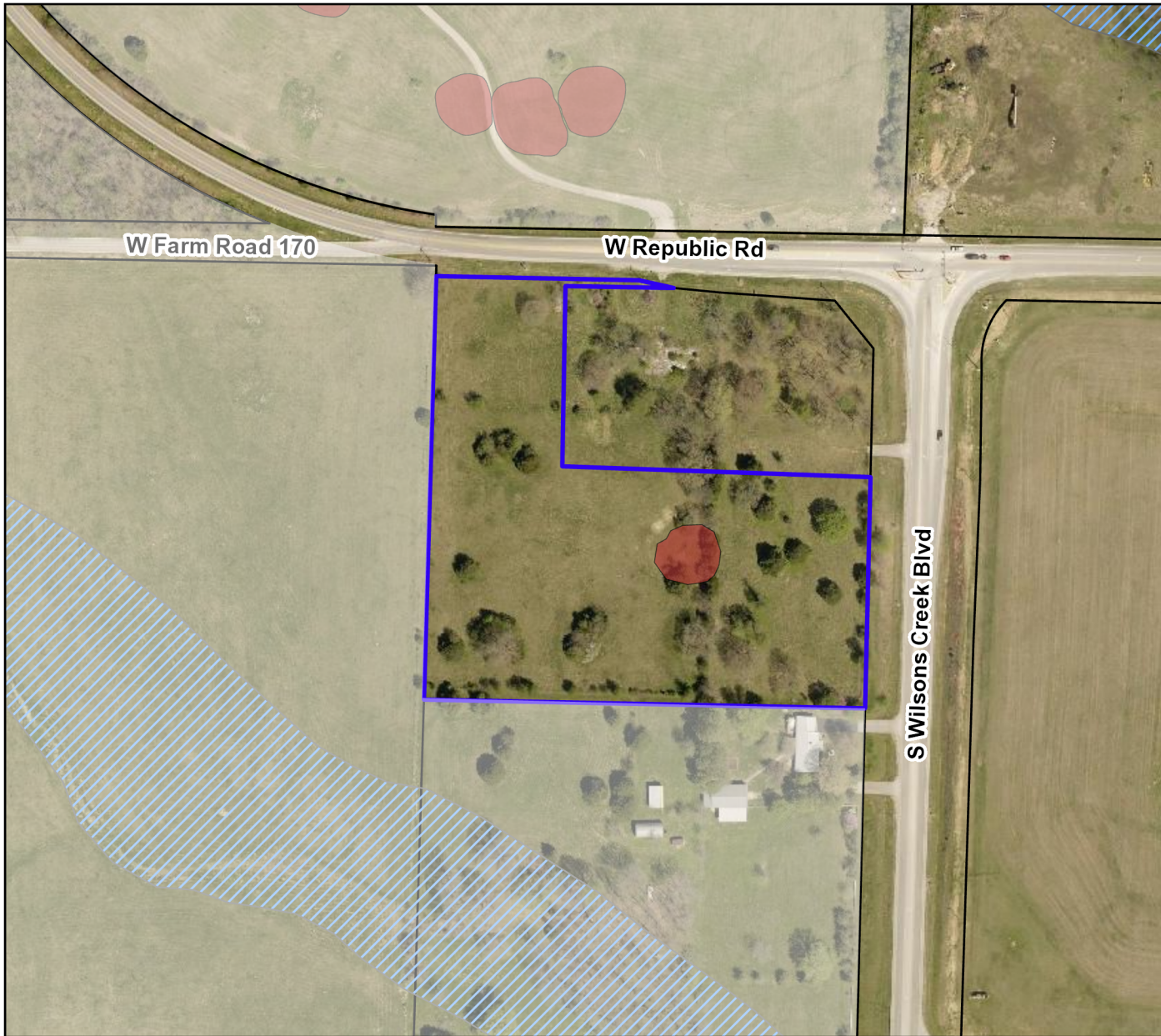
Parcel Owner: City of Republic
 Parcel Address: 6500 Block of West Republic Road
 Area: 5.91 Acres
 Existing Zoning: Local Commercial (C-1)
 Requested Zoning: General Commercial (C-3)



REZN 21-005: BUILDS

Vicinity Map

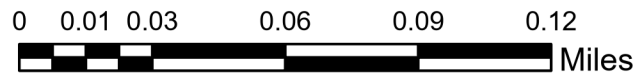
Item 10.



Legend

- REZN 21-005
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: City of Republic
Parcel Address: 6500 Block of West Republic Road
Area: 5.91 Acres
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-3)



Findings of Fact



Date of Hearing:

Time:

Type of Application:

06/07/2021

6:00PM

Rezone

Name of Applicant:

Location:

REZN 21-005 BUILDS

City Council Chambers

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:

Q Facts were presented outside of the cities presentation

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

Approval Denial

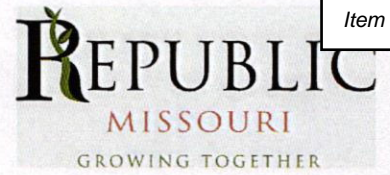
Commissioner Name:

Commissioner Signature:

Date:

Brandon Andrews

6-7-2021



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:

Time:

Type of Application:

06/07/2021

6:00PM

Rezone

Name of Applicant:

Location:

REZN 21-005 BUILDS

City Council Chambers

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:

Erik Pedersen

Erik Pedersen

6/7/21

Findings of Fact



Date of Hearing:

Time:

Type of Application:

06/07/2021

6:00PM

Rezone

Name of Applicant:

Location:

REZN 21-005 BUILDS

City Council Chambers

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:

CYNTHIA HYDER

C. Hyder

6/7/2021

Findings of Fact



Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-005 BUILDS

Location:

City Council Chambers

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:

- City is the applicant

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

Approval Denial

Commissioner Name:

Chris Cosby

Commissioner Signature:

Date:

6/7/21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-005 BUILDS

Location:

City Council Chambers

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:

- Has capacity to serve water
 - No traffic study required

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:

6/7/21

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-46 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 36.95 Acres from Agricultural (AG) to Heavy Manufacturing (M-2), Located in the 6800 Block of West Farm Road 144.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: June 15, 2021

Issue Statement

Asset Holding Group, LLC has applied to change the Zoning Classification of approximately **36.95 acres** of property situated at the southwest corner of State Highway MM and West Farm Road 144 from Agricultural (AG) to **Heavy Manufacturing (M-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is currently vacant. The Applicant has expressed their intent to develop on the property.

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, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

- **Section:** Coordinate with Infrastructure
 - **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.
 - **Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
 - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

The rezone of this parcel is in line with City and regional planned improvements along the State Highway MM corridor. City water and sanitary sewer will be required for development of the parcel, which will

increase opportunities for access by adjacent parcels. Certain traffic improvements will be required in accordance with the Traffic Impact Study results.

The general trend in the vicinity of the subject property, along State Highway MM, is new and redevelopment of industrial and commercial projects of high to middling intensity.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Agricultural (AG) to the north, Medium Density Single Family Residential (R1-M) and Agricultural (AG) to the east, Medium Density Single Family Residential (R1-M), General Commercial (C-2), and Heavy Manufacturing (M-2) to the south, and Greene County-zoned Agriculture (A-1) to the west.

The land uses permitted in the Local Commercial (M-2) Zoning District include industrial and manufacturing uses of high intensity.

Capacity to Serve Potential Development and Land Use

The Applicants of REZN 21-006 and REZN 21-007 plan to work together to provide utilities and transportation infrastructure to serve the collective development. The following passages describe the improvements as intended to serve both projects.

Municipal Water and Sewer Service:

The parcel is in proximity to a 12" water main serving Murphy Tractor on the south side of Farm Road 144. Development of the property will require the looping of water from its current location to serve the subject parcel.

Due to topography, the property is unable to gravity to an existing lift station. Instead, a new lift station will be constructed to serve the development. Sanitary sewer will then flow from the new lift station to the Brookline North Lift Station, Brookline South Lift Station, McElhaney Lift Station, and Shuyler Creek Lift Station; it is will then be pumped from Shuyler Creek to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the Applicant's intended use.

Transportation:

The development will include a public street with access on Farm Road 144 and State Highway MM. A Traffic Impact Study (TIS) was required for the Rezoning Application. The Study Area of the TIS encompassed this and a connected rezone to the north (REZN 21-007) in its evaluation since both parcels will utilize the same access points created by the new road – one at Farm Road 144 and one on State Highway MM.

The following recommendations resulted from the TIS:

- Intersection of State Highway MM and new public road;



- Designated northbound left and southbound right turn lane at State Highway MM and the new road.
- Eastbound left and right turning movements are separated out into individual lanes.
- Intersection of State Highway MM and Farm Road 144;
 - Designated northbound left turn lane.

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

Sinkholes: The subject property 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 36.95 ACRES FROM AGRICULTURAL (AG) TO HEAVY MANUFACTURING (M-2), LOCATED IN THE 6800 BLOCK OF WEST FARM ROAD 144

WHEREAS, the City of Republic, Missouri, (“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 an amendment to the Zoning Code and Official Zoning Map to rezone real estate located in the 6800 Block of West Farm Road 144, and comprising approximately 36.95 acres from Agricultural (AG) to Heavy Manufacturing (M-2), was submitted to the City’s BUILDS Department by Asset Holding Group, LLC (“Applicant”); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set June 7, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on May 19, 2021, 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 June 7, 2021, 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 2 Ayes to 4 Nays, recommended the denial 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 June 15, 2021, 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. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located in the 6800 Block of West Farm Road 144, and comprising approximately 36.95 acres from Agricultural (AG) to Heavy Manufacturing (M-2), such tract being more fully described as follows:

ALL OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23, ALL IN GREENE COUNTY, MISSOURI, EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACTS: A. BEGINNING 167 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET; THENCE SOUTH 100 FEET; THENCE EAST 200 FEET; THENCE NORTH 100 FEET TO BEGINNING, GREENE COUNTY, MISSOURI B. BEGINNING 267 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET; THENCE SOUTH 150 FEET; THENCE EAST 200 FEET; THENCE NORTH 150 FEET TO BEGINNING, GREENE COUNTY, MISSOURI C. BEGINNING 417 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET; THENCE SOUTH 100 FEET; THENCE EAST 200 FEET; THENCE NORTH 100 FEET TO BEGINNING, GREENE COUNTY, MISSOURI D. BEGINNING 530 FEET WEST AND 20 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SECTION 27, TOWNSHIP 29, RANGE 23; THENCE NORTH 200 FEET; THENCE WEST 150 FEET; THENCE SOUTH 200 FEET; THENCE EAST 150 FEET TO BEGINNING, GREENE COUNTY, MISSOURI E. BEGINNING 230 FEET WEST AND 20 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER SECTION 27, TOWNSHIP 29, RANGE 23; THENCE NORTH 200 FEET; THENCE WEST 150 FEET; THENCE SOUTH 200 FEET; THENCE EAST 150 FEET TO BEGINNING, GREENE COUNTY, MISSOURI F. THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23 G. BEGINNING 167 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET, THENCE NORTH 15 FEET; THENCE EAST 200 FEET; THENCE SOUTH 15 FEET TO BEGINNING, GREENE COUNTY, MISSOURI H. BEGINNING 30 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29, RANGE 23; THENCE WEST 200 FEET; THENCE SOUTH 152 FEET; THENCE EAST 200 FEET; THENCE NORTH 152 FEET TO BEGINNING, GREENE COUNTY, MISSOURI SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND COVENANTS OF RECORD, IF ANY.

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.

BILL NO. 21-46

ORDINANCE NO.

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 _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

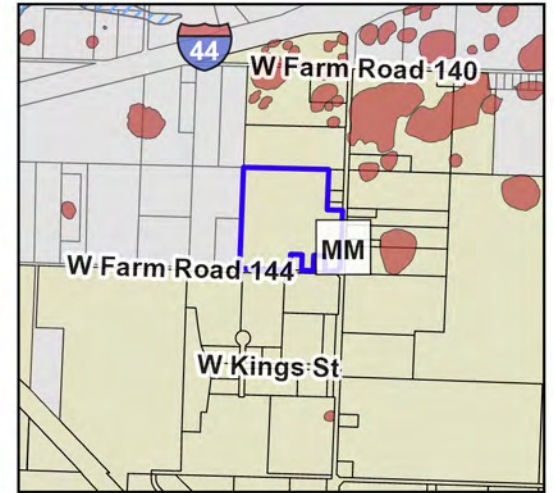
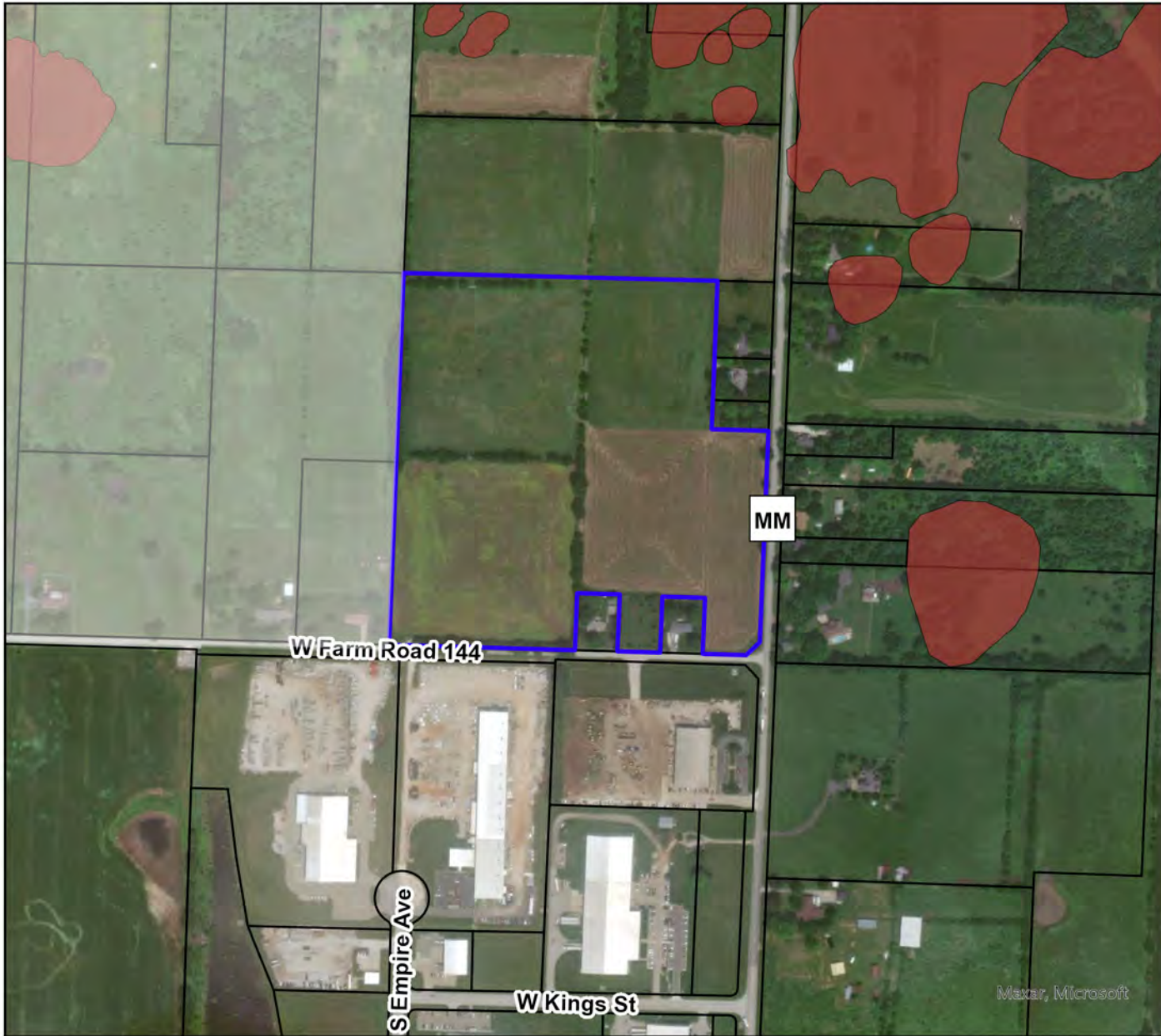
Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 10:15:20
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____

REZN 21-006: Seitz

Vicinity Map

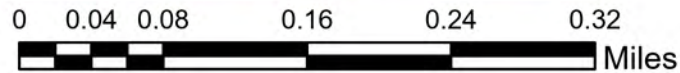
Item 11.



Legend

-  REZN 21-006
-  Parcels
-  Sinkhole
-  Floodplain

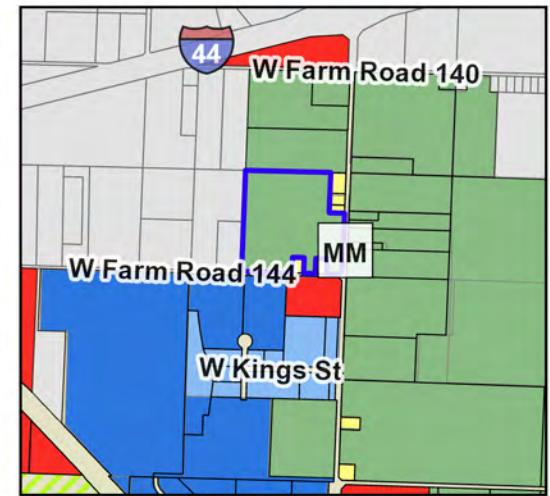
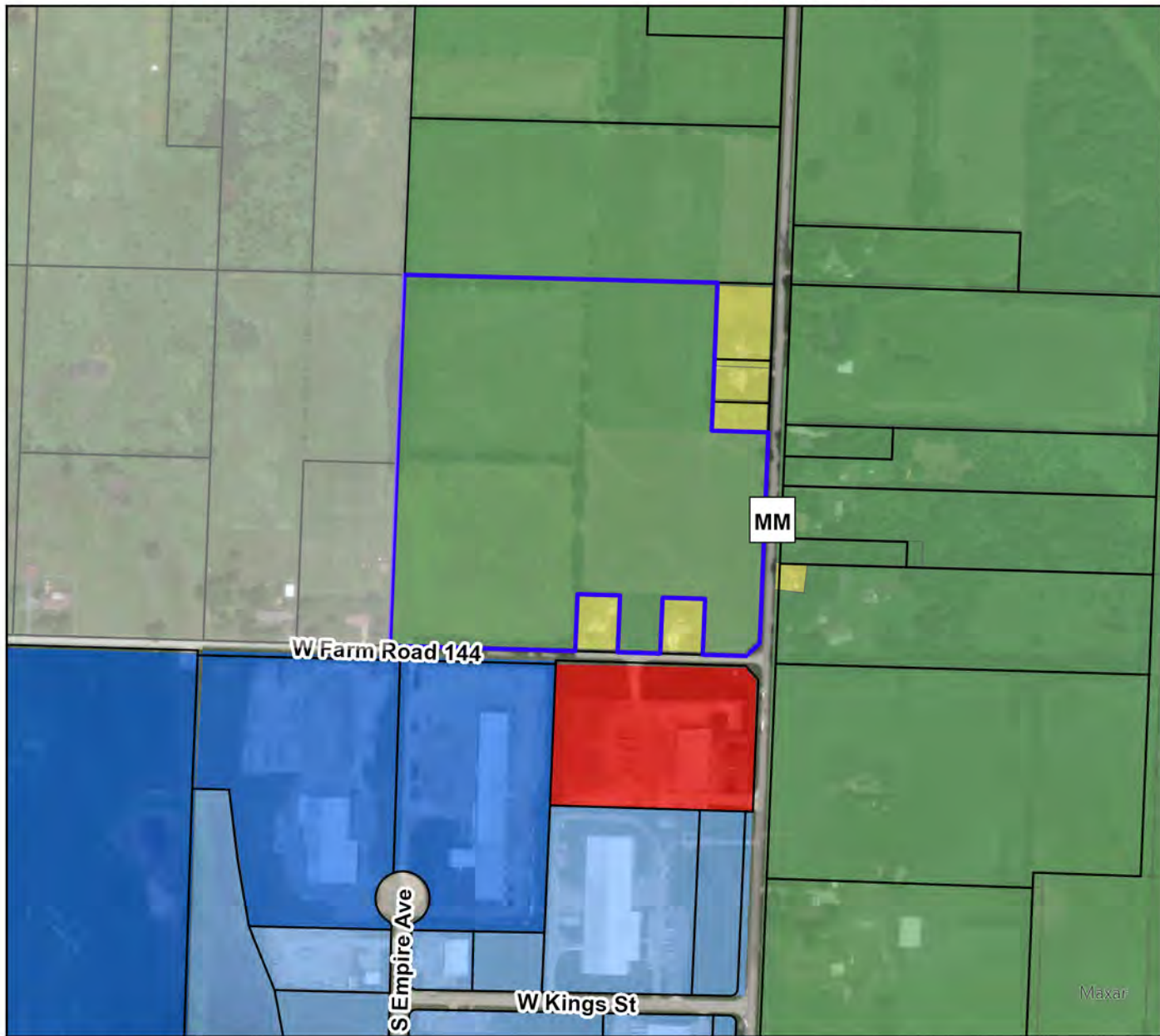
Parcel Owner: Asset Holding Group, LLC
Parcel Address: Intersection of FR 144 and St Hwy MM
Area: 36.95 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: Heavy Manufacturing (M-2)



REZN 21-006: Seitz

Zoning Map

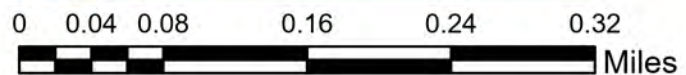
Item 11.



Legend

- REZN 21-006
 - Parcels
- ### 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: Asset Holding Group, LLC
 Parcel Address: Intersection of FR 144 and St Hwy MM
 Area: 36.95 Acres
 Existing Zoning: Agricultural (AG)
 Requested Zoning: Heavy Manufacturing (M-2)





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 *Lift station*
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

Vacant Property
 New Water lift station due to topography
 5 Homes inside the Rezone all have concerns
 Applicant ~~not~~ ~~Present.~~ Did not pass
 alot of concerns for noise,
 water, and adjoining properties

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:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-006: W FR 144

Location:

City Council Chambers

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:

Concern over the impact of the zoning on the existing residents contamination of wells, though explained; access to property in quarter, though platting process explained. Applicant did not appear for hearing so Commission was not informed of plans.

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

- Approval
- Denial

Commissioner Name:

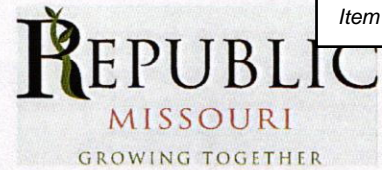
RAWSON ELLIS III

Commissioner Signature:

Ryan O'Connell

Date:

06-07-21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-006: W FR 144

Location:

City Council Chambers

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:

Widening of the road. -
 water / well contamination.
 displacement of Home owners. - / devalue ?
 land values ?
 prior meeting of Home owners / city of Republic + MoDOT. ~ resolutions

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

Approval Denial

Commissioner Name:

Erik Pedersen

Commissioner Signature:

[Signature]

Date:

6/7/21



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:

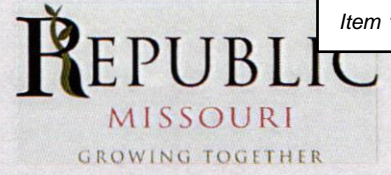
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal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

Statement of Relevant Facts Found:

Concerns ranged from water to traffic, and noise for the residents that have individual homes next to this property. They were also concerned that ~~then~~ their land would be taken for the expansion of MM. It seems that they would be surrounded by manufacturing plants. There are very few homes in the area.

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:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-006: W FR 144

Location:

City Council Chambers

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:

~~Will connect to the existing community - RC~~

- Working together w/ Rezn 21-007 to provide utilities & transportation
- New lift station constructed to serve development
- Lanes being widened regardless of how this vote goes
- Not presented where the public Street on State Hwy MM
- City not going to take ~~properties~~ residential properties as brought up as a concern in hearing

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

Approval Denial

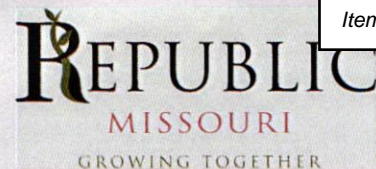
Commissioner Name:

Chris Crosby

Commissioner Signature:

Date:

6/7/21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-006: W FR 144

Location:

City Council Chambers

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:

- Will need a new intersection or turning lanes
 - Applicant wasn't present so unsure of plans for rezone
 - A new lift station will need to be constructed
 - Although land use surrounding is somewhat compatible it leaves houses on an island.

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:

6/7/21

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-47 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 16.42 Acres from Agricultural (AG) to Heavy Manufacturing (M-2), Located in the 1100 Block of South State Highway MM.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: June 15, 2021

Issue Statement

Plaza Southwest, LLC has applied to change the Zoning Classification of approximately **16.42 acres** of property located at the 1100 Block of South State Highway MM from Agricultural (AG) to **Heavy Manufacturing (M-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is currently vacant. The Applicant has expressed their intent to develop on the property.

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, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

- **Section:** Coordinate with Infrastructure
 - **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.
 - **Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
 - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

The rezone of this parcel is in line with City and regional planned improvements along the State Highway MM corridor. City water and sanitary sewer will be required for development of the parcel, which will

increase opportunities for access by adjacent parcels. Certain traffic improvements will be required in accordance with the Traffic Impact Study results.

The general trend in the vicinity of the subject property, along State Highway MM, is new and redevelopment of industrial and commercial projects of high to middling intensity.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Agricultural (AG) on the north, east, and west, and Medium Density Single Family Residential (R1-M) and Agricultural (AG) to the south.

The land uses permitted in the Local Commercial (M-2) Zoning District include industrial and manufacturing uses of high intensity.

Capacity to Serve Potential Development and Land Use

The Applicants of REZN 21-006 and REZN 21-007 plan to work together to provide utilities and transportation infrastructure to serve the collective development. The following passages describe the improvements as intended to serve both projects.

Municipal Water and Sewer Service:

The parcel is in proximity to a 12" water main serving Murphy Tractor on the south side of Farm Road 144. Development of the property will require the looping of water from its current location to serve the subject parcel.

Due to topography, the property is unable to gravity to an existing lift station. Instead, a new lift station will be constructed to serve the development. Sanitary sewer will then flow from the new lift station to the Brookline North Lift Station, Brookline South Lift Station, McElhane Lift Station, and Shuyler Creek Lift Station; it is will then be pumped from Shuyler Creek to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the Applicant's intended use.

Transportation:

The development will include a public street with access on Farm Road 144 and State Highway MM. A Traffic Impact Study (TIS) was required for the Rezoning Application. The Study Area of the TIS encompassed this and a connected rezone to the north (REZN 21-006) in its evaluation since both parcels will utilize the same access points created by the new road – one at Farm Road 144 and one on State Highway MM.

The following recommendations resulted from the TIS:

- Intersection of State Highway MM and new public road
 - Designated northbound left and southbound right turn lane at State Highway MM and the new road.
 - Eastbound left and right turning movements are separated out into individual lanes.



- Intersection of State Highway MM and Farm Road 144
 - Designated northbound left turn lane.

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

Sinkholes: The subject property 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 16.42 ACRES FROM AGRICULTURAL (AG) TO HEAVY MANUFACTURING (M-2), LOCATED IN THE 1100 BLOCK OF SOUTH STATE HIGHWAY MM

WHEREAS, the City of Republic, Missouri, (“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 an amendment to the Zoning Code and Official Zoning Map to rezone real estate located in the 1100 Block of South State Highway MM, and comprising approximately 16.42 acres from Agricultural (AG) to Heavy Manufacturing (M-2), was submitted to the City’s BUILDS Department by Plaza Southwest, LLC (“Applicant”); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set June 7, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on May 19, 2021, 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 June 7, 2021, 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 2 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 June 15, 2021, 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. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located in the 1100 Block of South State Highway MM, and comprising approximately 16.42 acres from Agricultural (AG) to Heavy Manufacturing (M-2), such tract being more fully described as follows:

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE 5TH P.M., GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF ABOVE MENTIONED SECTION 27; THENCE ALONG THE EAST LINE OF SAID SECTION 27 S02°19 37 W 1332.49 FEET; THENCE DEPARTING SAID EAST LINE N88°27 42 W 30.00 FEET TO THE WEST RIGHT OF WAY LINE OF MISSOURI HIGHWAY MM BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND RAILROAD RAIL BEARS SOUTH 14°19 32 WEST 0.41 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE AND ALONG THE NORTH AND WEST LINES OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO RANDLER PER BOOK 2521 PAGE 367 OF THE GREENE COUNTY RECORDER S OFFICE N88°27 42 W 200.03 FEET TO A FOUND IRON ROD; THENCE S02°14 33 W 0.55 FEET TO THE NORTH LINE OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO ASSET HOLDINGS GROUP LLC PER DOCUMENT NO. 2020-030874-20 OF SAID RECORDER S OFFICE; THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTH LINE OF ASSET HOLDING GROUP TRACT N88°35 58 W 1101.37 FEET TO A SET IRON ROD AT THE SOUTHEAST CORNER OF A TRACT OF LAND NOW OR FORMERLY CONVEYED TO NOBLE PER DOCUMENT NO. 2016-006733-16 OF SAID RECORDER S OFFICE; THENCE ALONG THE EAST LINE OF SAID NOBLE TRACT N02°21 18 E 549.65 FEET TO A SET IRON ROD; THENCE DEPARTING SAID EAST LINE S88° 35 58 E 1301.14 FEET TO A SET IRON ROD ON THE ABOVE MENTIONED WEST RIGHT OF WAY LINE OF MISSOURI HIGHWAY MM; THENCE ALONG SAID WEST RIGHT OF WAY LINE S02°19 37 W 549.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.42 ACRES MORE OR LESS.

- 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 _____ 2021.


 Matt Russell, Mayor

BILL NO. 21-47

ORDINANCE NO.

Attest:

Laura Burbridge, City Clerk

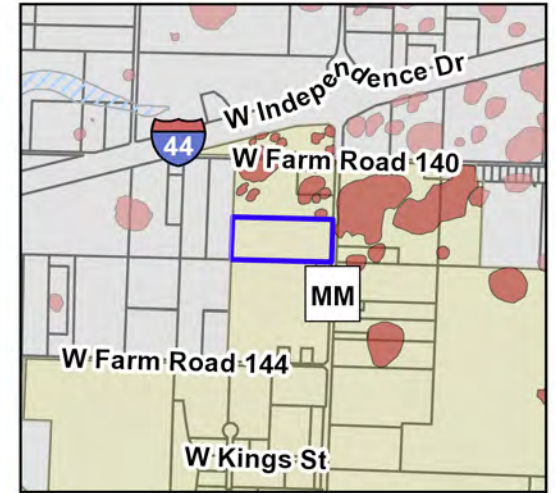
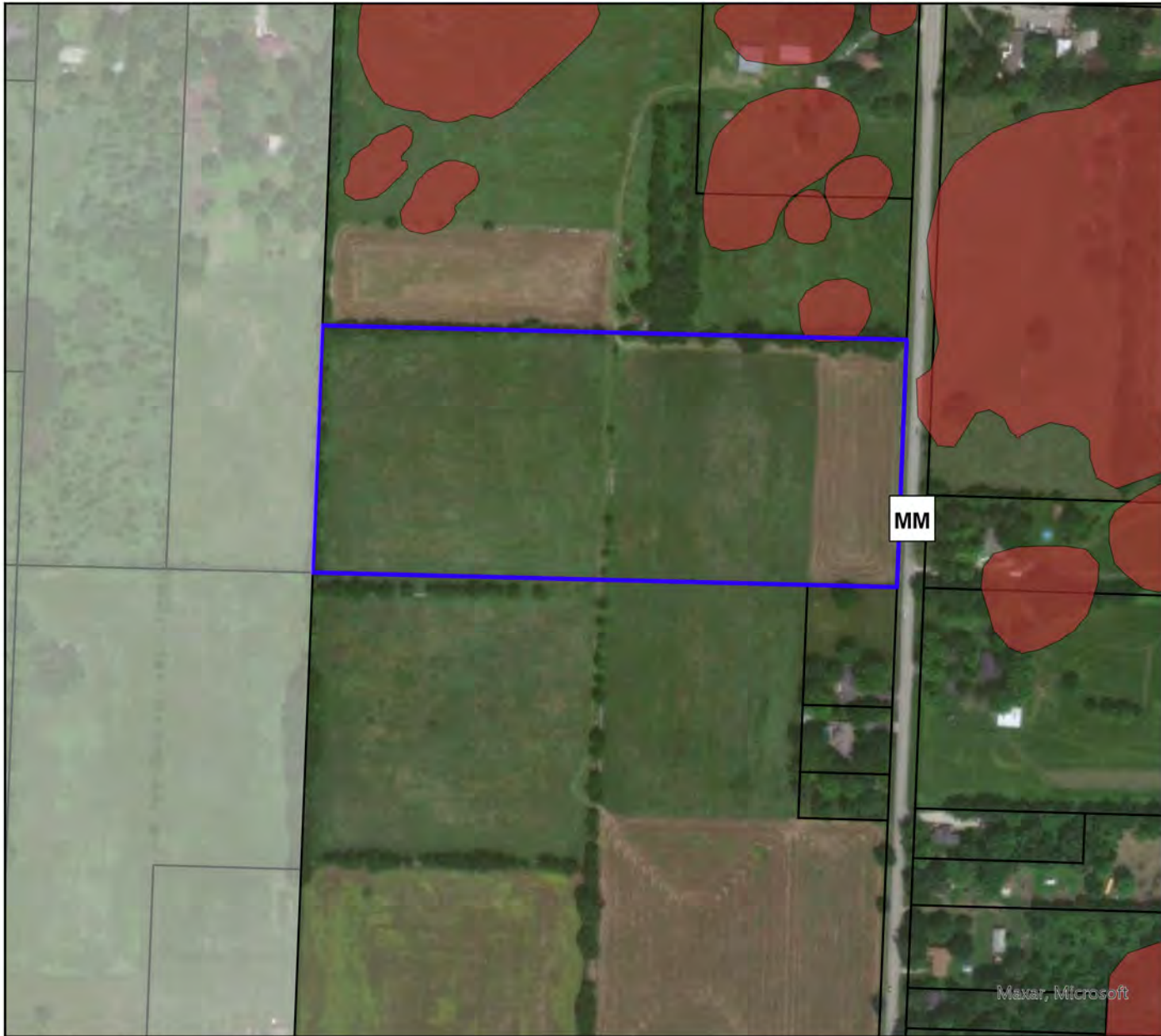
Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 10:22:46
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____

REZN 21-007: Plaza Southwest

Item 12.

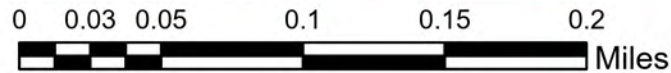
Vicinity Map



Legend

-  REZN 21-007
-  Parcels
-  Sinkhole
-  Floodplain

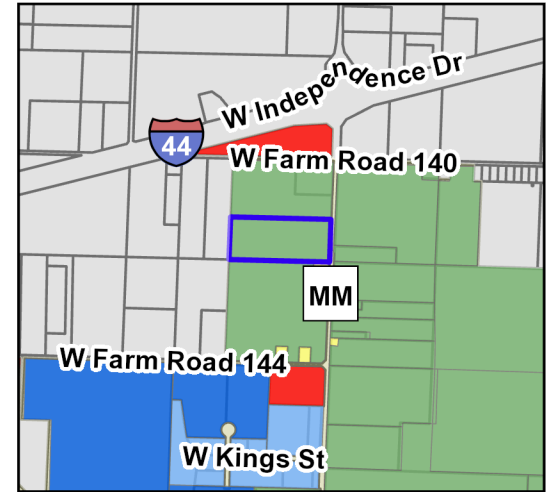
Parcel Owner: Plaza Southwest, LLC
Parcel Address: 1100 Block of South State Highway MM
Area: 16.42 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: Heavy Manufacturing (M-2)



REZN 21-007: Plaza Southwest

Item 12.

Vicinity Map



Legend

REZN 21-007

Parcels

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

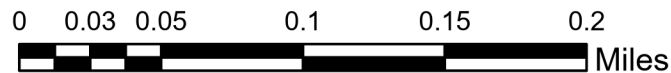
R1-H Single Family High Density

R1-Z Zero Lot Line Residential

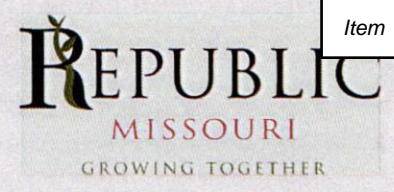
R-2 Two-family Residential

R-3 Multi-family Residential

Parcel Owner: Plaza Southwest, LLC
Parcel Address: 1100 Block of South State Highway MM
Area: 16.42 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: Heavy Manufacturing (M-2)



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 *New lift station*
- Aligned with the purposes of RSMo. 89.040 Yes No

Statement of Relevant Facts Found:

*No Homes on Property
 Applicant did not show
 Noise was still a concern, however the houses are
 not isolated on the property*

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:

Time:

Type of Application:

06/07/2021

6:00PM

Rezone

Name of Applicant:

Location:

REZN 21-007: S St Hwy MM

City Council Chambers

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 *New lift station*

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:

Applicant did not appear for hearing. Impact of rezone noted as segment on in 21-006.

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

Approval Denial

Commissioner Name:

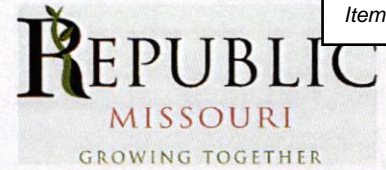
Commissioner Signature:

Date:

Ransom E. H. 5

Ransom E. H. 5

06-07-21



Findings of Fact

Date of Hearing:

Time:

Type of Application:

06/07/2021

6:00PM

Rezone

Name of Applicant:

Location:

REZN 21-007: S St Hwy MM

City Council Chambers

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:

widening of the Road?
no residence.

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

Approval Denial

Commissioner Name:

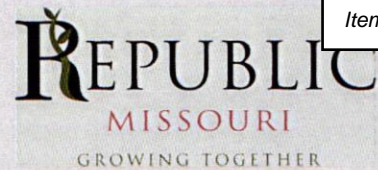
Commissioner Signature:

Date:

Erik Peterson

6/7/21

Findings of Fact



Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-007: W FR 144
7

Location:

City Council Chambers

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:

6/7/2021



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-007: W FR 144

Location:

City Council Chambers

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:

Applicants of Rezn 21-006 + Rezn 21-007 plan to work together to provide utilities + transportation
 - New lift station will need to be built
 - City will take over

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

- Approval Denial

Commissioner Name:

Chris Cash

Commissioner Signature:

Chris Cash

Date:

6/7/21



Findings of Fact

Date of Hearing:

Time:

Type of Application:

06/07/2021

6:00PM

Rezoning

Name of Applicant:

Location:

REZN 21-007 W FR 144

City Council Chambers

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:

- Will need a new intersection or turning lanes
 - Applicant wasn't present so unsure of plans for rezoning
 - A new lift station will need to be constructed

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

Approval

Denial

Commissioner Name:

Commissioner Signature:

Date:

Kevin Hain

6/7/21

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-48 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 10.88 Acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), Located at 6354 South Farm Road 89.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 15, 2021

Issue Statement

Steven McElhaney/Mike Seitz has applied to change the Zoning Classification of **(10.88) acres** of property located at the 6354 South Farm Road 89 from **Agricultural (AG) to High Density Single-Family Residential (R1-H)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(10.88) acres** of land located at the 6354 South Farm Road 89. The property currently contains one residential dwelling and several agricultural accessory structures.

The Applicant owns an adjacent parcel to the south, which is also under consideration for Rezoning; the Applicant intends to develop the parcels as Olde Savannah Phase 3 and to reserve several acres for the existing residential dwelling to remain on its own parcel.

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 residential development through proactive rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to residential development, including the following:

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available

- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

The general trend of development in the vicinity of the subject property in recent years has been the development of **residential subdivisions**.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Olde Savannah Phase 2 to the east, Olde Savannah Phase 1 to the north, agricultural zoned property to the south (which is also under consideration for Rezoning), and Greene County Agricultural zoned property to the west.

The land uses permitted in the High Density Single-Family Residential (R1-H) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently connected to municipal utilities. The development of the parcel will require connection to the City's water and sanitary sewer systems. The parcel can be served through a looped water main system connecting to existing water mains located in Olde Savannah 1 and Olde Savannah 2. The parcel can be served with sanitary sewer service from existing connections to Olde Savannah 1 and Olde Savannah 2. The sanitary sewer system will flow to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have capacity to serve a potential development.

Transportation: The subject parcel is currently accessible, for agricultural and residential purposes, from an access drive on South Farm Road 89; subsequent development of the subject parcel will require review of new entrances through the Preliminary Platting process. The Republic City Code will require the development of the subject property to include the extension of internal public streets to boundary lines, sidewalks, and the construction of public streets of sufficient width to accommodate the development. A Traffic Impact Study (TIS) has been completed by the Applicant and reviewed by the City; the report indicates no major improvements are needed to the City's existing transportation system to accommodate the increase in traffic generated by the proposed development.

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**, generally **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 10.88 ACRES FROM AGRICULTURAL (AG) TO HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R1-H), LOCATED AT 6354 SOUTH FARM ROAD 89

WHEREAS, the City of Republic, Missouri, (“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 an amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 6354 South Farm Road 89, and comprising approximately 10.88 acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), was submitted to the City’s BUILDS Department by Steven McElhaney and Mike Seitz (“Applicant”); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set June 7, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on May 19, 2021, 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 June 7, 2021, 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 6 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 June 15, 2021, 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. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at 6354 South Farm Road 89, and comprising approximately 10.88 acres from Agricultural (AG) to High

BILL NO. 21-48

ORDINANCE NO.

Density Single-Family Residential (R1-H), such tract being more fully described as follows:

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE NORTH 02°06'26" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 516.27 FEET; THENCE SOUTH 86°46'11" EAST, LEAVING SAID WEST LINE, A DISTANCE OF 944.78 FEET; THENCE SOUTH 01°07'29" WEST, A DISTANCE OF 483.19 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°46'21" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 953.00 FEET TO THE POINT OF BEGINNING. CONTAINING 474,074.6 SQ FT OR 10.88 ACRES.

- 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 _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

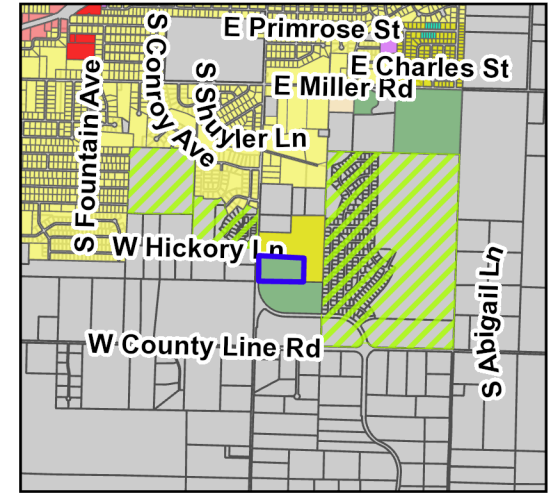
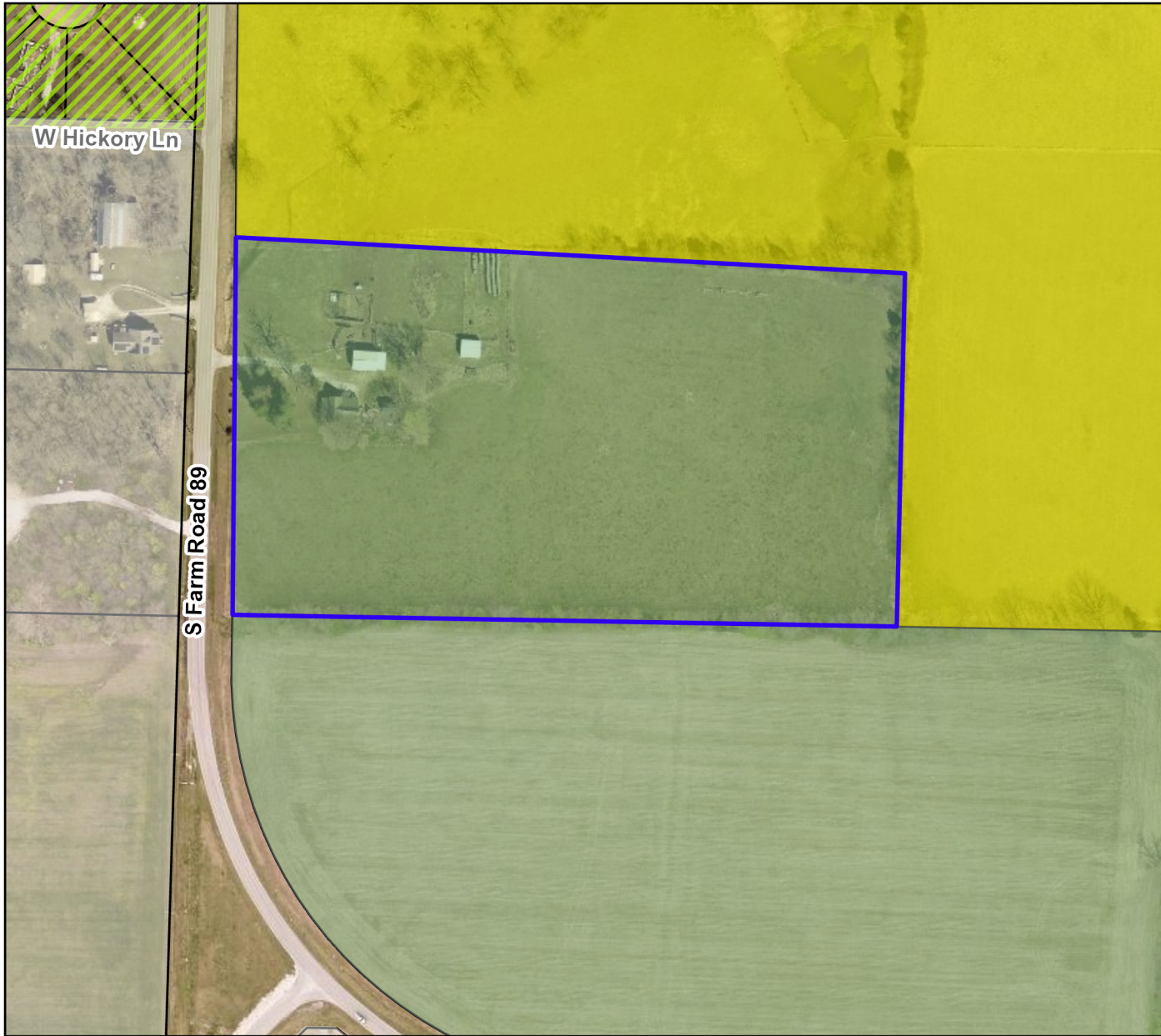
Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 10:55:43
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

REZN 21-008: McElhany

Zoning Map

Item 13.



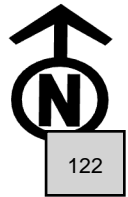
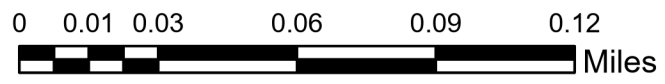
Legend

- McElhany Property
- Parcels

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

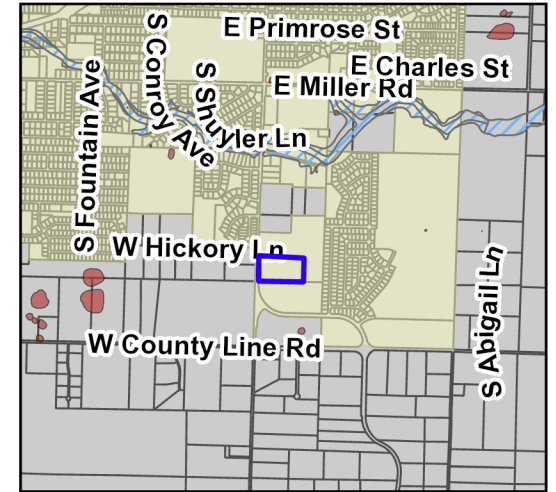
Parcel Owner: George McElhany
 Parcel Address: 6354 South Farm Road 89
 Area: 10 Acres
 Existing Zoning: Agricultural (AG)
 Requested Zoning: High Density Single Family Residential (R1-H)







REZN 21-008: McElhany

Vicinity Map

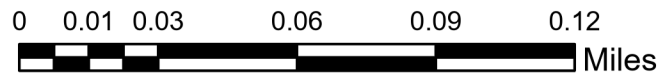
Item 13.



Legend

-  McElhany Property
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: George McElhany
Parcel Address: 6354 South Farm Road 89
Area: 10 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: High Density Single Family Residential (R1-H)



Findings of Fact



Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-008 SEITZ (MCELHANY)

Location:

City Council Chambers

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:

Agreement between the farm on property and developer to keep the farm preserved. No facts presented to propose going forward

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

Approval Denial

Commissioner Name:

Brandon Andrews

Commissioner Signature:

Date:

6-7-2021



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-008 SEITZ (MCELHANY)

Location:

City Council Chambers

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:

Raven Ellis

Commissioner Signature:

Raven Ellis

Date:

06-07-21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-008 SEITZ (MCELHANY)

Location:

City Council Chambers

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:

working w/ home owners

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

Approval Denial

Commissioner Name:

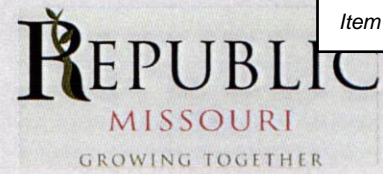
Erik Pedersen

Commissioner Signature:

Erik Pedersen

Date:

6/7/21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-008 SEITZ (MCELHANY)

Location:

City Council Chambers

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:

6/7/2021



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-008 SEITZ (MCELHANY)

Location:

City Council Chambers

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:

- Between this + Rezn 21-009- 88 homes
 - Home owners will keep farm + a few acres
 - Combined w/ 21-009

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

Approval Denial

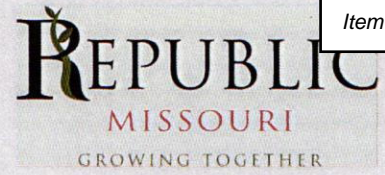
Commissioner Name:

Chris Crosby

Commissioner Signature:

Date:

6/7/21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-008 SEITZ (MCELHANY)

Location:

City Council Chambers

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:

- Current farmhouse staying on property
 - Water has capacity to serve
 - City code requires development of streets
 - Compatible with surrounding land use

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



Approval



Denial

Commissioner Name:

Kevin Houn

Commissioner Signature:

Date:

6/7/21

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-49 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 17.1 Acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), Located in the 6400 Block of South Farm Road 89.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 15, 2021

Issue Statement

Brian J. Witt/Mike Seitz has applied to change the Zoning Classification of **(17.1) acres** of property located at the 6400 Block of South Farm Road 89 from **Agricultural (AG) to High Density Single-Family Residential (R1-H)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(17.1) acres** of land located at the 6400 Block of South Farm Road 89. The property is currently vacant and used for agricultural purposes.

The Applicant owns an adjacent parcel to the north, which is also under consideration for Rezoning; the Applicant intends to develop the parcels as Olde Savannah Phase 3.

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 residential development through proactive rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to residential development, including the following:

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **Goal:** Support new development that is well-connected to the existing community

- **Objective:** Encourage development that improves and expands upon existing infrastructure
- **Objective:** Promote development aligning with current adopted plans of the City
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

The general trend of development in the vicinity of the subject property in recent years has been the development of **residential subdivisions**.

Compatibility with Surrounding Land Uses

The subject property is surrounded by The Lakes at Shuyler Ridge to the east, Olde Savannah Phase 2 and adjacent property under consideration for Rezoning to the north, Greene County Agricultural zoned property to the west, and Greene County Agricultural zoned property to the south.

The land uses permitted in the High Density Single-Family Residential (R1-H) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently connected to municipal utilities. The development of the parcel will require connection to the City's water and sanitary sewer systems. The parcel can be served through a looped water main system connecting to existing water mains located in Olde Savannah 2. The parcel can be served with sanitary sewer service from existing connections to Olde Savannah 2, infrastructure design will determine exact locations of sanitary sewer connections. The sanitary sewer system will flow to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have capacity to serve a potential development.

Transportation: The subject parcel is currently accessible, for agricultural and residential purposes, from South Farm Road 89; subsequent development of the subject parcel will require review of new entrances through the Preliminary Platting process. South Farm Road 89 is identified as a Secondary Arterial on the Major Thoroughfare Plan, if the property is developed, a dedication of Right-of-Way will be required during the Final Platting Process. The Republic City Code will require the development of the subject property to include the extension of internal public streets to boundary lines, sidewalks, and the construction of public streets of sufficient width to accommodate the development. A Traffic Impact Study (TIS) has been completed by the Applicant and reviewed by the City; the report indicates no major improvements are needed to the City's existing transportation system to accommodate the increase in traffic generated by the proposed development.

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**, generally **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 17.1 ACRES FROM AGRICULTURAL (AG) TO HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R1-H), LOCATED IN THE 6400 BLOCK OF SOUTH FARM ROAD 89

WHEREAS, the City of Republic, Missouri, (“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 an amendment to the Zoning Code and Official Zoning Map to rezone real estate located in the 6400 Block of South Farm Road 89, and comprising approximately 17.1 acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), was submitted to the City’s BUILDS Department by Brian J Witt and Mike Seitz (“Applicant”); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set June 7, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on May 19, 2021, 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 June 7, 2021, 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 6 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 June 15, 2021, 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. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located in the 6400 Block of South Farm Road 89, and comprising approximately 17.1 acres from Agricultural (AG) to

BILL NO. 21-49

ORDINANCE NO.

High Density Single-Family Residential (R1-H), such tract being more fully described as follows:

A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°46'21" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER , A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°46'21" EAST, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 1300.78 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°06'07" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 627.19 FEET TO THE NORTH RIGHT OF WAY OF WILLIAMSBURG ROAD; THENCE NORTH 88°38'54" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 733.36 FEET; THENCE NORTHWESTERLY A DISTANCE OF 887.04 FEET, ALONG SAID NORTH RIGHT OF WAY AND ALONG A 560.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING AND DISTANCE OF NORTH 43°16'12" WEST, 797.17 FEET; THENCE NORTH 02°06'30" EAST A DISTANCE OF 56.92 FEET TO THE POINT OF BEGINNING. CONTAINING 744,418.2 SQ FT OR 17.1 ACRES.

- 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 _____ 2021.


Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

BILL NO. 21-49

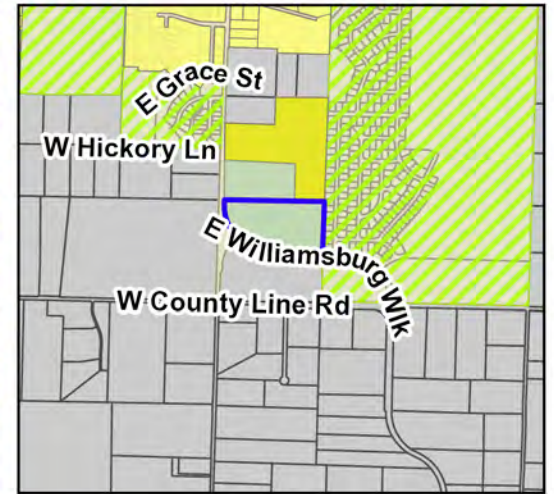
ORDINANCE NO.

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 11:02:13
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

REZN 21-009: Witt

Zoning Map



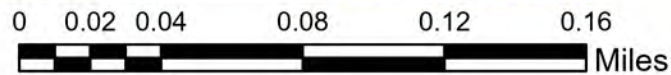
Legend

- Witt Property
- Parcels

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

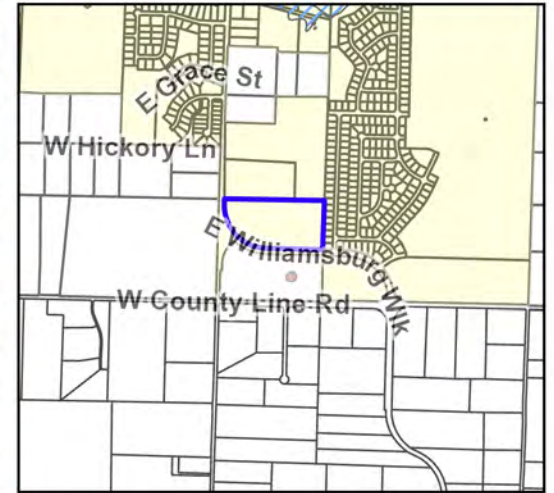
Parcel Owner: Brian J. Witt
 Parcel Address: 6400 Block of South Farm Road 89
 Area: 17.1 Acres
 Existing Zoning: Agricultural (AG)
 Requested Zoning: Single Family High Density Residential (R1-H)



REZN 21-009: Witt

Vicinity Map

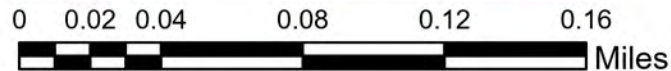
Item 14.

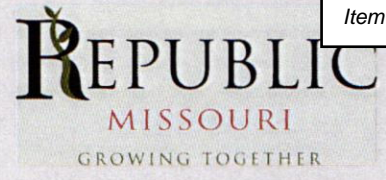


Legend

- Witt Property
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: Brian J. Witt
Parcel Address: 6400 Block of South Farm Road 89
Area: 17.1 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: Single Family High Density Residential (R1-H)





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:

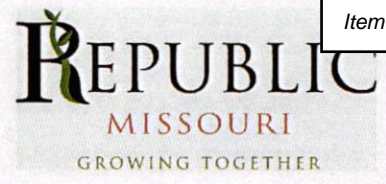
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal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

Statement of Relevant Facts Found:

Q Facts presented outside city presentation

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:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-009 SEITZ (WITT)

Location:

City Council Chambers

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:

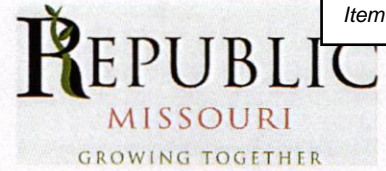
Ransom Ellis III

Commissioner Signature:

[Handwritten Signature]

Date:

06-07-21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-009 SEITZ (WITT)

Location:

City Council Chambers

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:

Vacant - Add more homes to Republic
Traffic increase?

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

Approval Denial

Commissioner Name:

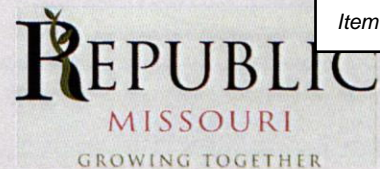
Erik Petersen

Commissioner Signature:

Erik Petersen

Date:

6/7/21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-009 SEITZ (WITT)

Location:

City Council Chambers

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:

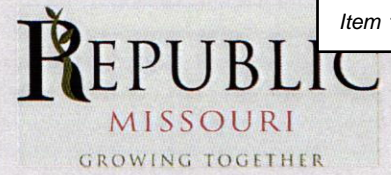
CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

6/7/2021



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:

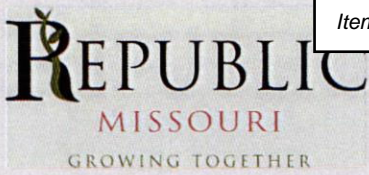
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal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

Statement of Relevant Facts Found:

- Same ^{project} as Rezn 21-008
 - 88 homes between the two

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: 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:

- Water has capacity to serve
 - City code requires development of streets
 - Compatible with surrounding land use

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

Commissioner Name: Commissioner Signature: Date:

AGENDA ITEM ANALYSIS

Project/Issue Name: 21-50 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 2.5 Acres from Local Commercial (C-1) to General Commercial (C-3), Located at 6552 West Republic Road.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 15, 2021

Issue Statement

The City of Republic has applied to change the Zoning Classification of approximately **(2.50) acres** of property located at 6552 West Republic Road from Local Commercial (C-1) to **General Commercial (C-3)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(2.50) acres** of land located at 6552 West Republic Road from Local Commercial (C-1) to General Commercial (C-3). The City intends to build a new Public Works Facility for the BUILDS Department in the future; the facility will house the City's Construction Crews, Public Works trucks and equipment, and staff.

The City owns a (5.91) acre parcel directly adjacent, which is also under consideration for Rezoning; the parcels will be combined at a later date to facilitate development of the Public Works Facility.

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 City's Adopted Plans

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, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, including the following:

- **Goal:** Coordination with Infrastructure
 - **Objective:** Support new development that is well connected to the existing community
 - The City's development of the parcel aligns with planned future improvements along the corridor
 - **Objective:** Promote development aligning with current adopted plans of the City; the intensity of uses should match the capacity of infrastructure to serve the use

- The City's development of the parcel will facilitate future development along the corridor due to planned expansions of the City's municipal water system

The general trend of development in the vicinity of the subject property has been the development of Republic High School and Backwoods Golf during the last several years.

Compatibility with Surrounding Land Uses

The subject property is surrounded by City of Republic Local Commercial zoned properties to the north, Greene County Agricultural zoned property to the west and south, and Agricultural (AG) property to the east (Republic High School).

The land uses permitted in the General Commercial (C-3) Zoning District relative to the intended use include heavy and civil engineering construction services.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is in proximity to a 12" water main on the north side of Republic Road. The City will extend the water main to serve the property and to facilitate growth along State Highway ZZ.

The parcel will be served by an existing gravity sanitary sewer main on the property to the south of the subject parcel. The sanitary sewer will flow to the McElhane Lift Station, and 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 the intended use.

Transportation: A Traffic Impact Study (TIS) was not required as the City has been working with MODOT and the Ozarks Transportation Organization (OTO) for planned improvements along this corridor. The City will be removing the existing access drive along West Republic Road and will be moving the existing access drive along State Highway ZZ to the southern property line.

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 2.5 ACRES FROM LOCAL COMMERCIAL (C-1) TO GENERAL COMMERCIAL (C-3), LOCATED AT 6552 WEST REPUBLIC ROAD

WHEREAS, the City of Republic, Missouri, (“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 an amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 6552 West Republic Road, and comprising approximately 2.5 acres from Local Commercial (C-1) to General Commercial (C-3), was submitted to the City’s BUILDS Department by the City of Republic (“Applicant”); and

WHEREAS, the City did thereafter submit said application to the Planning and Zoning Commission, which did set June 7, 2021, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on May 19, 2021, 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 June 7, 2021, 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 6 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 June 15, 2021, 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. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at 6552 West Republic Road, and comprising approximately 2.5 acres from Local Commercial (C-1) to General Commercial (C-3), such tract being more fully described as follows:

BILL NO. 21-50

ORDINANCE NO.

Tract I: All of the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4), Section Fourteen (14), Township Twenty-eight (28), Range Twenty-three (23), EXCEPT the East 255 feet thereof, and ALSO EXCEPT a portion of land deeded in Book 2064, at Page 481, all in GREENE County, Missouri. Tract II: The East 255 feet of the following: The East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Twenty-eight (28), Range Twenty-three (23), EXCEPT the South 700 feet thereof, in GREENE County, Missouri. EXCEPT the following described tract: Part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Twenty-eight (28) North, Range Twenty-three (23) West, GREENE County, Missouri, being a part of the tract of land described in the Warranty Deed by Limited Liability company duly recorded in the GREENE County Recorder's Office in Deed Book 2008, Page 021834-08, and being more particularly described as follows: Commencing at the Northeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Fourteen (14), Township Twenty-eight (28) North, Range Twenty-three (23) West, GREENE County, Missouri; thence North 88°57'48" West along the North line of said Quarter-Quarter, a distance of 368.88 feet to a point in the same; thence departing said North line South 00°54'59" West, a distance of 34.34 feet to a point in the South Right-of-Way line of State Highway M, as now established, said point being the point of beginning; thence South 78°05'38" East along said South Right-of-Way line, a distance of 50.99 feet to a point in the same; thence departing said South Right-of-Way line North 89°24'13" West, a distance of 154.80 feet to a point; thence South 01°49'23" West, a distance of 257.26 feet to a point; thence South 88°56'31" East, a distance of 440.04 feet to a point in the West Right-of-Way line of State Highway ZZ, as now established; thence South 01°49'23" West along said West Right-of-Way line, a distance of 327.86 feet to the Northeast corner of the tract of land described in the General Warranty Deed duly recorded in the GREENE County Recorder's Office in Deed Book 2018, Page 647; thence departing said West Right-of-Way line North 88°31'10" West along the North line of said tract of land, and beyond, along the North line of the tract of land described in the Warranty Deed duly recorded in the GREENE County Recorder's Office in Deed Book 2064, Page 481, a distance of 630.69 feet to the Northwest corner thereof, said point being in the East line of the tract of land described in the General Warranty Deed duly recorded in the GREENE County Recorder's Office in Deed Book 2105, Page 1745, said point marked by a found iron bar; thence North 01°53'00" East along the East line of said tract of land, a distance of 596.06 feet to a point in said South Right-of-Way line of State Highway ZZ; thence along said South Right-of-Way line, along a non-tangent curve to the left having a radius of 1000.40 feet, a length of 119.39 feet, an internal angle of 06°50'15", a chord bearing of South 85°59'06" East, a chord length of 119.32 feet to a point of tangency in the same being marked by a found MoDOT aluminum monument; thence South 89°24'13" East, a distance of 175.42 feet to the point of the beginning.

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.

BILL NO. 21-50

Page 2 of 3

ORDINANCE NO.

BILL NO. 21-50

ORDINANCE NO.

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 _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

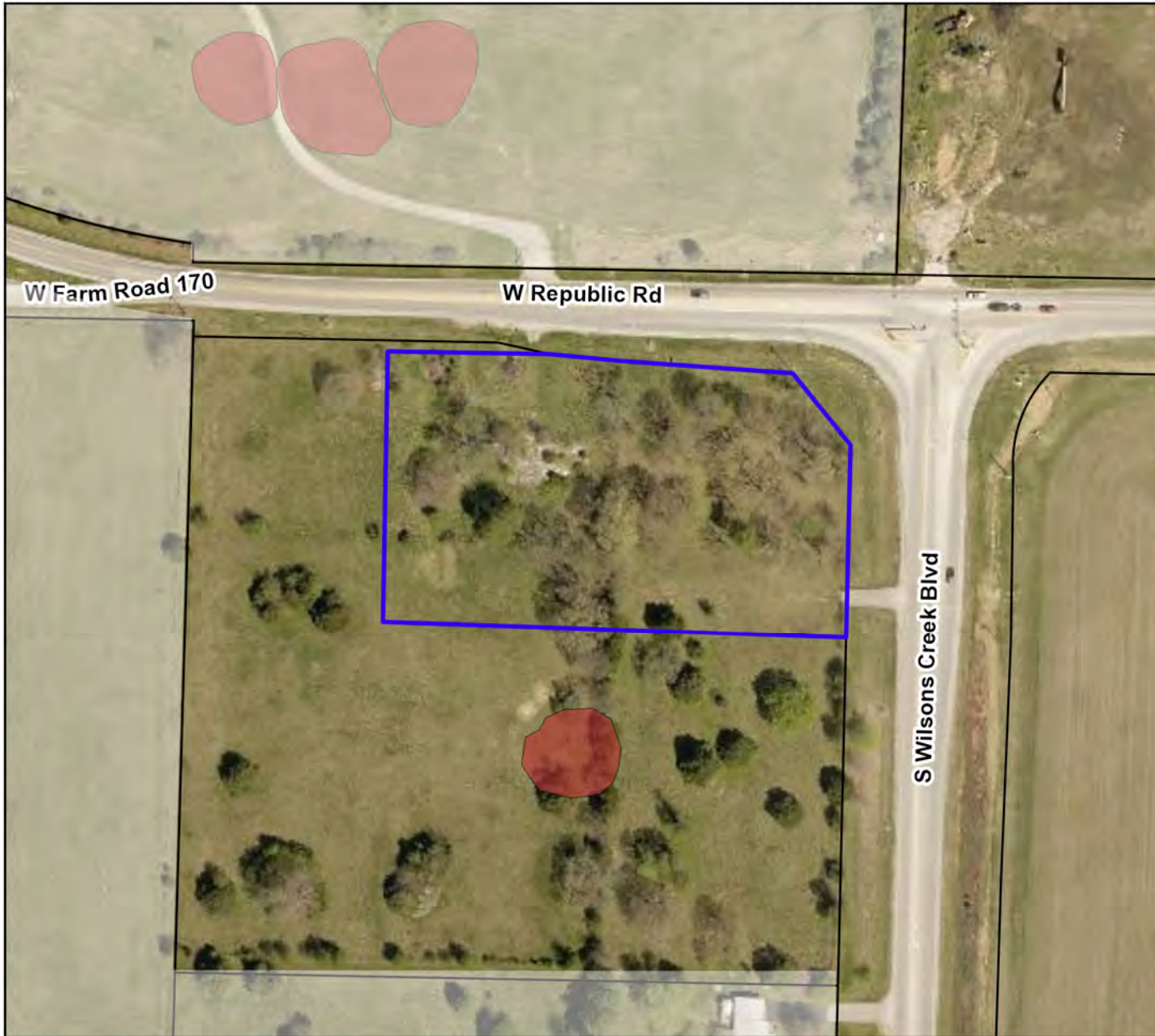
Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 10:00:41
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

REZN 21-010: City of Republic

Vicinity Map

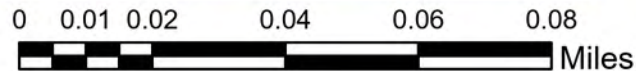
Item 15.



Legend

-  REZN 21-010
-  Parcels
-  Sinkhole
-  Floodplain

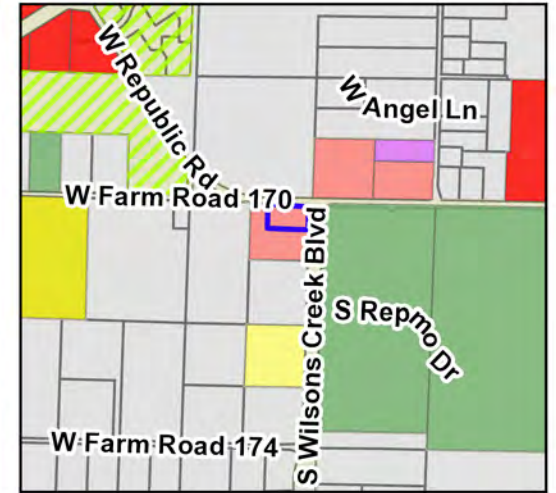
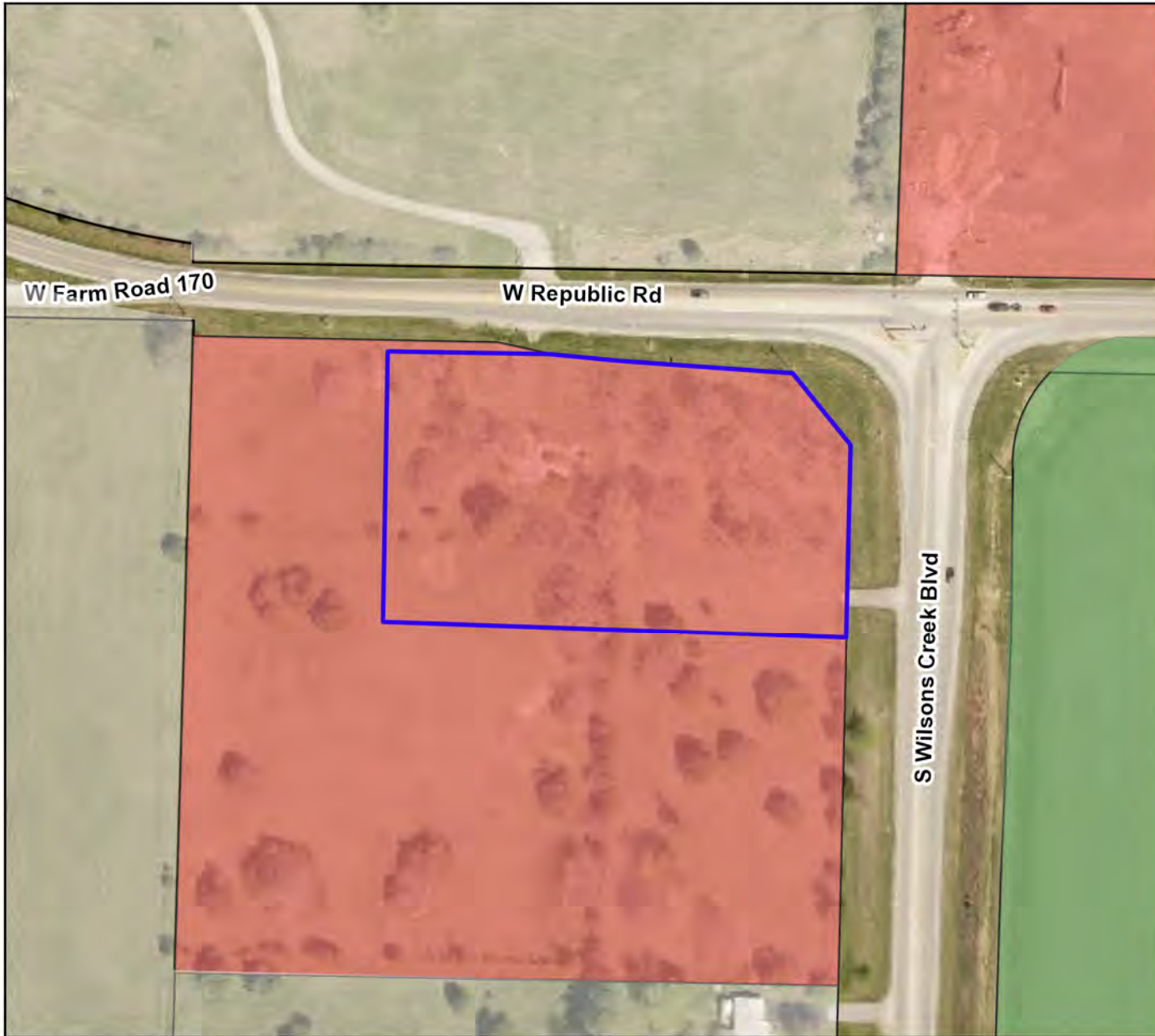
Parcel Owner: City of Republic
Parcel Address: 6552 West Farm Road 174
Area: 2.5 Acres
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-3)



REZN 21-010: City of Republic

Zoning Map

Item 15.



Legend

REZN 21-010

Parcels

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

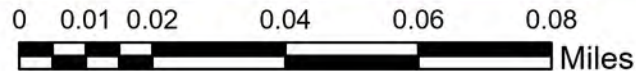
R1-H Single Family High Density

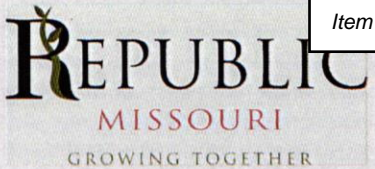
R1-Z Zero Lot Line Residential

R-2 Two-family Residential

R-3 Multi-family Residential

Parcel Owner: City of Republic
 Parcel Address: 6552 West Farm Road 174
 Area: 2.5 Acres
 Existing Zoning: Local Commercial (C-1)
 Requested Zoning: General Commercial (C-3)





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:

Facts presented outside of city presentation

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: 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:

Time:

Type of Application:

06/07/2021

6:00PM

Rezone

Name of Applicant:

Location:

REZN 21-010 BUILDS

City Council Chambers

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:

Erik Pederson

Erik Pederson

6/7/21



Findings of Fact

Date of Hearing:

06/07/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

REZN 21-010 BUILDS

Location:

City Council Chambers

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:

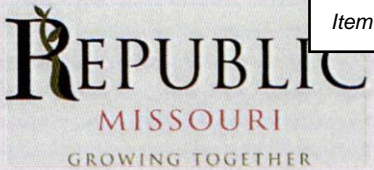
CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

6/7/2021



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:

City is the Applicant

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:

Time:

Type of Application:

06/07/2021

6:00PM

Rezone

Name of Applicant:

Location:

REZN 21-010 BUILDS

City Council Chambers

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:

• Has capacity to serve water
 - No traffic study 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 Han

6/7/21



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-51 An Ordinance of the City Council of the City of Republic, Missouri, Approving Budget Amendment No. 2 to the Budget for the Fiscal Year 2021.

Submitted By: Meghin Cook

Date: June 15, 2021

Issue Statement

Under Chapter 67 of the Missouri Revised Statutes and by City Charter, the City is required to pass and amend its budget to appropriate additional monies to those Funds that exceed the adopted budget for 2021.

Discussion and/or Analysis

When the annual budget is prepared, monies are appropriated to comprehensively fund all projects and expenditures known at the time of preparation. Since the 2021 budget was adopted, changes have occurred. The complete breakdown is included in Exhibit A. The following amendment is being requested:

The Street and Water fund has had additional revenue come into the City. This additional revenue will allow for some additional expenses added into the budget.

Street Fund – increase in overall expenditures of \$40,729 - for a total of \$2,411,297 in budgeted expenditures.

Water Fund – increase in overall expenditures of \$40,729 – for a total of \$2,126,919 in budgeted expenditures.

Wastewater Fund – increase in overall expenditures of \$40,729 – for a total of \$8,697,874 in budgeted expenditures.

Recommended Action

Finance Staff recommends City Council approval of this amendment to the budget for 2021, increasing the aggregated budgeted expenditures as outlined in the proposed ordinance.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING BUDGET AMENDMENT NO. 2 TO THE BUDGET FOR THE FISCAL YEAR 2021

WHEREAS, the City of Republic, Missouri, ("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, on November 17, 2020, the Council approved an annual budget for the fiscal year 2021 in Ordinance 20-50; and

WHEREAS, on May 4, 2021, the Council approved budget amendment number 1 for the fiscal year 2021 in Ordinance 21-22; and

WHEREAS, the City Council has the authority to revise budgeted expenditures from any fund pursuant to the provisions of Sections 67.030 and 67.040 RSMo., Section 7.4 of the City Charter, and Section 135.040 of the Municipal Code; and

WHEREAS, the fiscal year 2021 budget must be amended for the City's budget to meet legal requirements and the City's financial needs.

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

- Section 1. The total expenditures in the Wastewater Fund are increased by \$40,729.00 to a total of \$8,697,874.00.
- Section 2. The total expenditures in the Street Fund are increased by \$40,729.00 to a total of \$2,411,297.00.
- Section 3. The total expenditures in the Water Fund are increased by \$40,729.00 to a total of \$2,126,919.00.
- Section 4. All other provisions of Ordinance 20-50 and 21-22 not specifically referenced in this Ordinance shall remain unmodified and in full force and effect.
- 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. 21-51


ORDINANCE NO.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 13:24:52 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

CITY OF REPUBLIC, MISSOURI
2021 Budget Amendment # 2

Amended Fund	Department	Budget Line Item	Description	Revenue/ Transfer In Increase (Decrease)	Expenditure/ Transfer In Increase (Decrease)
(220) Street	Street Department	220-422-51010	Taxes – ½ Cent Transportation Sales (Increase in sales tax revenue over budget)	\$326,846	
(220) Street	Street Department	220-422-51010	Salaries – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$29,894
(220) Street	Street Department	220-422-52010	Benefits – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$4,572
(220) Street	Street Department	220-422-52020	Taxes – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$2,287
(220) Street	Street Department	220-422-52030	Lagers – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$3,976
(510) Water	Water Department	510-440-48100	Refunds & Reimbursements – Developer Agreement Refunds	\$278,160	
(510) Water	Water Department	510-442-51010	Salaries – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$29,894
(510) Water	Water Department	510-442-52010	Benefits – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$4,572
(510) Water	Water Department	510-442-52020	Taxes – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$2,287
(510) Water	Street Department	510-442-52030	Lagers – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$3,976
(520) Wastewater	Wastewater Department	520-432-51010	Salaries – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$29,894
(520) Wastewater	Wastewater Department	520-432-52010	Benefits – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$4,572
(520) Wastewater	Wastewater Department	520-432-52020	Taxes – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$2,287
(520) Wastewater	Wastewater Department	520-432-52030	Lagers – 6 New Utility Construction Workers (Split Street/Water/Wastewater)		\$3,976

CITY OF REPUBLIC, MISSOURI

2021 Budget Amendment #2

Fund Summary

DESCRIPTION	GENERAL FUND (100)						
	ADMIN**	COURT	POLICE	COMM DEV	FIRE	ANIMAL CTL	TOTAL GENERAL FUND
<i>Beginning Fund Balance 1/1/21*</i>							\$ 4,087,812
2021 Revenues	\$ 6,645,480	\$ 147,000	\$ 1,172,030	\$ 296,000	\$ 33,800	\$ 6,500	\$ 8,300,810
2021 Transfers In from Reserves**	\$ 170,000			\$ 65,000			\$ 235,000
2021 Expenditures	\$ 2,769,173	\$ 252,338	\$ 2,561,031	\$ 720,208	\$ 2,043,756	\$ 180,926	\$ 8,527,432
Net Income (Loss)	\$ 4,046,307	\$ (105,338)	\$ (1,389,001)	\$ (359,208)	\$ (2,009,956)	\$ (174,426)	\$ 8,378
<i>Ending Fund Balance 12/31/21*</i>							\$ 4,096,190
<i>Less Restricted and Reserved Cash</i>							\$ 1,266,380
<i>Unrestricted Cash Fund Balance 12/31/21*</i>							\$ 2,829,810

*Projected Beginning Balance (Subject to Change Based on Actual 2020 Year-End)

**Admin consists of Administration, City Clerk, Finance, Human Resources, Information Technology, Legal, Public Information Officer, and Utility Billing.

DESCRIPTION	PUBLIC WORKS				PARKS	FIRE TAX	CIST	DEBT
	STORM (330)	STREET (220)	WATER (510)	WASTEWATER (520)	PARKS & REC (210)	FIRE SALES TAX (320)	CAPITAL IMP TAX (310)	DEBT FUND (400)
<i>Beginning Fund Balance 1/1/2021*</i>	\$ 702,532	\$ 1,607,045	\$ 1,060,423	\$ 2,939,366	\$ 570,153	\$ 666,211	\$ 506,871	\$ 375,677
2021 Revenues	\$ 800	\$ 2,039,275	\$ 2,376,212	\$ 7,383,303	\$ 3,674,816	\$ 366,835	\$ 1,761,290	\$ 1,006,819
2021 Interfund Transfers			\$ 300,000					\$ -
2021 Transfers In from Reserves**	\$ -	\$ 348,600		\$ 1,189,026	\$ -	\$ -	\$ 1,501,304	\$ 147,907
2021 Expenditures	\$ 180,000	\$ 2,411,297	\$ 2,126,919	\$ 8,697,874	\$ 3,672,059	\$ 546,067	\$ 1,501,304	\$ 1,154,726
Net Income (Loss)	\$ (179,200)	\$ (23,422)	\$ 249,293	\$ (125,545)	\$ 2,757	\$ (179,232)	\$ 259,986	\$ -
<i>Ending Fund Balance 12/31/21*</i>	\$ 523,332	\$ 1,235,024	\$ 1,309,717	\$ 1,624,795	\$ 572,910	\$ 486,979	\$ 766,857	\$ 227,770
<i>Less Restricted and Reserved Cash</i>	\$ -	\$ 85,701	\$ 512,907	\$ 243,414	\$ 40,000	\$ -	\$ -	\$ -
<i>Unrestricted Cash Fund Balance 12/31/21*</i>	\$ 523,332	\$ 1,149,323	\$ 796,809	\$ 1,381,381	\$ 532,910	\$ 486,979	\$ 766,857	\$ 351,858

*Projected Beginning Balance (Subject to Change Based on Actual 2019 Year-End)

**Reserve Accounts are already in the Beginning Fund Balance. A transfer from reserves is not added as new revenue.

CITY OF REPUBLIC
2021 BUDGET AMENDMENT #2
 STREET DEPARTMENT

ACCOUNT #	ACCOUNT DESCRIPTION	5 YEAR TREND	2021 BUDGET REQUEST + Amendment #1	2021 Budget Amendment #2	2021 Budget	2020 BUDGET REQUEST	2019 ACTUAL	2018 ACTUAL	2017 ACTUAL	2016 ACTUAL
REVENUE:										
220-420-40101	Taxes - 1/2 Cent Transportation Sales	\$ 1,287,169	\$ 1,408,210	\$ 326,846	\$ 1,735,056	\$ 1,361,713	\$ 1,355,053	\$ 1,286,925	\$ 1,244,387	\$ 1,187,769
220-420-40140	Taxes - Railroad & Utility	\$ 3,072	\$ 3,627	\$ -	\$ 3,627	\$ 3,950	\$ 3,627	\$ 3,832	\$ 3,953	\$ -
220-420-40201	Real Property - Current Year	\$ 117,197	\$ 126,362	\$ -	\$ 126,362	\$ 131,915	\$ 126,362	\$ 120,469	\$ 115,442	\$ 91,799
220-420-40202	Real Property - Prior Year	\$ 2,286	\$ 1,667	\$ -	\$ 1,667	\$ 3,500	\$ 1,667	\$ 1,624	\$ 807	\$ 3,834
220-420-40310	Surtax	\$ 3,251	\$ 4,318	\$ -	\$ 4,318	\$ 4,000	\$ 4,318	\$ 4,127	\$ 3,810	\$ -
220-420-40400	Interest on Taxes	\$ 907	\$ 2,374	\$ -	\$ 2,374	\$ 650	\$ 2,374	\$ 730	\$ 269	\$ 510
220-420-42508	Right-of-Way Permits	\$ 398	\$ 965	\$ -	\$ 965	\$ 1,000	\$ 965	\$ -	\$ -	\$ 25
220-420-43100	Federal Grants	\$ 2,868,435	\$ -	\$ -	\$ -	\$ -	\$ 13,330,497	\$ 581,557	\$ 261,136	\$ 168,986
220-420-43500	State Grants	\$ 15,084	\$ -	\$ -	\$ -	\$ -	\$ 1,613	\$ 73,809	\$ -	\$ -
220-420-43501	Greene County Road & Bridge	\$ 113,338	\$ 122,542	\$ -	\$ 122,542	\$ 110,000	\$ 122,542	\$ 117,727	\$ 109,956	\$ 106,464
220-420-44301	Street Cuts	\$ 6,522	\$ 11,023	\$ -	\$ 11,023	\$ 15,000	\$ 11,023	\$ 11,729	\$ 1,474	\$ 3,432
220-420-44302	Street Signs	\$ 594	\$ 2,345	\$ -	\$ 2,345	\$ 250	\$ 2,345	\$ 327	\$ -	\$ 50
220-420-47000	Interest Revenue	\$ 18,172	\$ 23,997	\$ -	\$ 23,997	\$ 16,000	\$ 23,997	\$ 23,832	\$ 15,100	\$ 11,930
220-420-48100	Refunds & Reimbursements	\$ 60,748	\$ -	\$ -	\$ -	\$ -	\$ 301,877	\$ -	\$ -	\$ 1,865
220-420-48110	Miscellaneous Revenue	\$ 5,336	\$ 5,000	\$ -	\$ 5,000	\$ 2,000	\$ 13,305	\$ 116	\$ 9,947	\$ 1,312
220-420-49001	Developer Donated Infrastructure	\$ 121,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 608,252	\$ -	\$ -
220-420-49505	Inception of Capital Leases	\$ 132,156	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 660,779	\$ -
	Storm Water Buyout	\$ 1,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,400	\$ -
	TOTAL REVENUES	\$ 4,757,996	\$ 1,712,429	\$ 326,846	\$ 2,039,275	\$ 1,649,978	\$ 15,301,564	\$ 2,825,006	\$ 2,435,459	\$ 1,577,974
	Transfer from previous year		\$ 348,600	\$ -	\$ 348,600					
	Transfer in from reserves (MTFC Loan)									
	Transfer in PW Admin Transfer					\$ 17,668				
	TOTAL REVENUES & TRANSFERS	\$ 4,757,996	\$ 2,061,029	\$ 326,846	\$ 2,387,875	\$ 1,649,978	\$ 15,301,564	\$ 2,825,006	\$ 2,435,459	\$ 1,577,974

CITY OF REPUBLIC
2021 BUDGET AMENDMENT #2
 STREET DEPARTMENT

ACCOUNT #	ACCOUNT DESCRIPTION	5 YEAR TREND	2021 BUDGET REQUEST + Amendment #1	2021 Budget Amendment #2	2021 Budget	2020 BUDGET REQUEST	2019 ACTUAL	2018 ACTUAL	2017 ACTUAL	2016 ACTUAL
EXPENDITURES: STREET ADMINISTRATION										
220-421-51010	Salaries, Regular	\$ 97,792	\$ 136,323	\$ -	\$ 136,323	\$ 126,859	\$ 108,157	\$ 127,999	\$ 125,945	\$ -
220-421-51020	Salaries, Temporary	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124	\$ -	\$ -
220-421-51040	Salaries, Overtime	\$ 816	\$ 1,667	\$ -	\$ 1,667	\$ 1,600	\$ 176	\$ 1,113	\$ 1,190	\$ -
220-421-52010	Insurance, Group	\$ 9,984	\$ 12,694	\$ -	\$ 12,694	\$ 11,035	\$ 10,588	\$ 13,131	\$ 15,165	\$ -
220-421-52020	Payroll Taxes	\$ 7,309	\$ 9,167	\$ -	\$ 9,167	\$ 9,828	\$ 7,974	\$ 9,738	\$ 9,004	\$ -
220-421-52030	LAGERS	\$ 10,855	\$ 15,935	\$ -	\$ 15,935	\$ 17,126	\$ 14,333	\$ 10,841	\$ 11,977	\$ -
220-421-52050	Unemployment Benefits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
220-421-52060	Insurance, Workers Compensation	\$ 1,719	\$ 1,000	\$ -	\$ 1,000	\$ 217	\$ 2,739	\$ 2,817	\$ 2,821	\$ -
220-421-52070	Other Employment Benefits	\$ 855	\$ 1,000	\$ -	\$ 1,000	\$ 1,288	\$ 633	\$ 1,646	\$ 707	\$ -
220-421-52080	Employee Training	\$ 572	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	\$ 576	\$ 553	\$ 230	\$ -
220-421-52090	Uniforms	\$ 499	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,027	\$ 290	\$ 181	\$ -
220-421-61060	Engineering Fees	\$ 2,265	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 263	\$ -	\$ 6,064	\$ -
220-421-61080	Contract Operations	\$ 3,277	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,810	\$ 3,718	\$ 2,358	\$ -
220-421-62020	Repairs & Maintenance	\$ 1,119	\$ 1,250	\$ -	\$ 1,250	\$ 1,250	\$ 625	\$ 2,176	\$ 1,544	\$ -
220-421-62021	Repairs & Maintenance, Building	\$ 417	\$ 500	\$ -	\$ 500	\$ 500	\$ 318	\$ 457	\$ 812	\$ -
220-421-63010	Insurance, Other than Employer	\$ 3,836	\$ 1,500	\$ -	\$ 1,500	\$ 1,000	\$ (406)	\$ 955	\$ 17,633	\$ -
220-421-63020	Communications	\$ 548	\$ 1,700	\$ -	\$ 1,700	\$ 600	\$ 1,337	\$ 484	\$ 320	\$ -
220-421-63040	Printing/Graphics/Advertising	\$ 535	\$ 850	\$ -	\$ 850	\$ 750	\$ 1,059	\$ 512	\$ 353	\$ -
220-421-63050	Travel/Mileage/Registrations	\$ 137	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ 85	\$ 100	\$ -
220-421-63060	Dues & Subscriptions	\$ 515	\$ 1,850	\$ -	\$ 1,850	\$ 1,000	\$ 488	\$ 496	\$ 592	\$ -
220-421-64010	Software Support & Licensing	\$ 1,568	\$ 3,000	\$ -	\$ 3,000	\$ 5,000	\$ 1,732	\$ 822	\$ 285	\$ -
220-421-64020	Computer Network & Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
220-421-64040	Computer & Software Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
220-421-65010	Refunds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
220-421-65060	Operating Fees & Permits	\$ 207	\$ -	\$ -	\$ -	\$ 500	\$ 23	\$ 200	\$ 314	\$ -
220-421-71010	General Supplies & Materials	\$ 1,505	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,273	\$ 1,470	\$ 1,281	\$ -
220-421-71020	Postage & Freight	\$ 119	\$ 100	\$ -	\$ 100	\$ 250	\$ 82	\$ 45	\$ 218	\$ -
220-421-71030	Fuel	\$ 908	\$ 400	\$ -	\$ 400	\$ 2,000	\$ 696	\$ 762	\$ 1,082	\$ -
220-421-71050	Miscellaneous	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ 121	\$ 91	\$ 6	\$ -
220-421-71070	Public Education	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
220-421-71080	Safety Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
220-421-75010	Utilities	\$ 1,518	\$ 1,250	\$ -	\$ 1,250	\$ 2,000	\$ 1,886	\$ 1,915	\$ 1,789	\$ -
220-421-81030	Capital, Assets	\$ 1,959	\$ 86,667	\$ -	\$ 86,667	\$ 3,000	\$ -	\$ -	\$ 6,793	\$ -
220-421-99000	Transfer - Admin Allocation	\$ 122,122	\$ 107,081	\$ -	\$ 107,081	\$ 96,216	\$ 103,063	\$ 123,223	\$ 120,576	\$ 167,533
220-421-99100	Transfer - Building Maintenance	\$ 1,379	\$ 2,500	\$ -	\$ 2,500	\$ 5,179	\$ 1,684	\$ 1,329	\$ (1,295)	\$ -
	TOTAL STREET ADMINISTRATION EXPENSES	\$ 274,405	\$ 398,933	\$ -	\$ 398,933	\$ 300,198	\$ 269,257	\$ 306,991	\$ 328,046	\$ 167,533

CITY OF REPUBLIC
2021 BUDGET AMENDMENT #2
 STREET DEPARTMENT

ACCOUNT #	ACCOUNT DESCRIPTION	5 YEAR TREND	2021 BUDGET REQUEST + Amendment #1	2021 Budget Amendment #2	2021 Budget	2020 BUDGET REQUEST	2019 ACTUAL	2018 ACTUAL	2017 ACTUAL	2016 ACTUAL
EXPENDITURES:										
220-422-51010	Salaries, Regular	\$ 342,053	\$ 358,274	\$ 29,894	\$ 388,168	\$ 347,825	\$ 344,843	\$ 329,683	\$ 348,649	\$ 339,265
220-422-51020	Salaries, Temporary	\$ 5,774	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ 96	\$ 7,145	\$ 6,630
220-422-51030	Salaries, Part-Time	\$ 1,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,059
220-422-51040	Salaries, Overtime	\$ 12,448	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 13,220	\$ 9,753	\$ 11,151	\$ 8,116
220-422-52010	Insurance, Group	\$ 52,285	\$ 49,382	\$ 4,572	\$ 53,954	\$ 47,671	\$ 52,109	\$ 47,136	\$ 54,989	\$ 59,519
220-422-52020	Payroll Taxes	\$ 26,421	\$ 30,085	\$ 2,287	\$ 32,372	\$ 29,287	\$ 25,772	\$ 24,728	\$ 26,475	\$ 25,842
220-422-52030	LAGERS	\$ 38,043	\$ 50,810	\$ 3,976	\$ 54,286	\$ 46,957	\$ 43,878	\$ 30,221	\$ 32,397	\$ 36,763
220-422-52050	Unemployment Benefits	\$ 426	\$ 500	\$ -	\$ 500	\$ 500	\$ 97	\$ 160	\$ 1,374	\$ -
220-422-52060	Insurance, Workers Compensation	\$ 27,516	\$ 29,810	\$ -	\$ 29,810	\$ 21,692	\$ 16,889	\$ 16,080	\$ 17,648	\$ 65,270
220-422-52065	Workers Compensation Claims Paid	\$ 183	\$ 1,000	\$ -	\$ 1,000	\$ 500	\$ -	\$ -	\$ -	\$ 417
220-422-52070	Other Employee Benefits	\$ 3,126	\$ 5,500	\$ -	\$ 5,500	\$ 5,235	\$ 3,162	\$ 2,169	\$ 2,997	\$ 2,066
220-422-52080	Employee Training	\$ 3,218	\$ 7,500	\$ -	\$ 7,500	\$ 5,000	\$ 3,733	\$ 2,283	\$ 4,115	\$ 960
220-422-52090	Uniforms	\$ 5,686	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 5,346	\$ 6,615	\$ 5,716	\$ 4,752
220-422-61040	Legal Fees	\$ 1,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38	\$ 6,555	\$ -
220-422-61060	Engineering Fees	\$ 8,560	\$ 100,000	\$ -	\$ 100,000	\$ 35,000	\$ 7,800	\$ -	\$ -	\$ -
220-422-62020	Repairs & Maintenance	\$ 28,224	\$ 35,000	\$ -	\$ 35,000	\$ 3,500	\$ 38,123	\$ 29,324	\$ 28,032	\$ 42,139
220-422-62028	Repairs & Maintenance, Construction	\$ 31,813	\$ 35,000	\$ -	\$ 35,000	\$ 50,000	\$ 33,004	\$ 30,567	\$ 30,034	\$ 15,460
220-422-62029	Repairs & Maintenance, Stormwater	\$ 4,143	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 6,737	\$ 2,482	\$ 4,083	\$ 2,412
220-422-62030	Repairs & Maintenance, Signs	\$ 34,221	\$ 10,000	\$ -	\$ 10,000	\$ 20,000	\$ 51,055	\$ 47,828	\$ 47,897	\$ 4,323
220-422-63010	Insurance, Other than Employer	\$ 9,423	\$ 10,434	\$ -	\$ 10,434	\$ 9,158	\$ 13,394	\$ 13,723	\$ -	\$ 10,839
220-422-63020	Communications	\$ 395	\$ 500	\$ -	\$ 500	\$ 500	\$ 379	\$ 376	\$ 375	\$ 343
220-422-63040	Printing/Graphics/Advertising	\$ 462	\$ 100	\$ -	\$ 100	\$ 500	\$ 17	\$ 410	\$ 1,055	\$ 329
220-422-63050	Travel/Mileage/Registrations	\$ 288	\$ -	\$ -	\$ -	\$ 1,000	\$ 402	\$ -	\$ 36	\$ -
220-422-63060	Dues & Subscriptions	\$ 162	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ 310
220-422-64010	Software Support & Licensing	\$ 1,208	\$ -	\$ -	\$ -	\$ 2,000	\$ 13	\$ -	\$ 2,061	\$ 1,963
220-422-64030	IT Hardware & Upgrades	\$ 500	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -
220-422-65020	Credit Cards and Online Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
220-422-65040	Claims	\$ 123	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ 115	\$ -
220-422-65060	Operating Fees & Permits	\$ 100	\$ -	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -
220-422-71010	General Supplies & Materials	\$ 5,530	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 4,168	\$ 7,094	\$ 4,107	\$ 4,783
220-422-71020	Postage & Freight	\$ 166	\$ 100	\$ -	\$ 100	\$ 750	\$ 1	\$ 1	\$ 36	\$ 40
220-422-71030	Fuel	\$ 20,687	\$ 25,000	\$ -	\$ 25,000	\$ 25,000	\$ 19,186	\$ 22,419	\$ 20,324	\$ 16,507
220-422-71050	Miscellaneous	\$ 595	\$ 2,000	\$ -	\$ 2,000	\$ 2,500	\$ 384	\$ -	\$ -	\$ 92
220-422-71050	Miscellaneous	\$ 591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176	\$ 2,780
220-422-71070	Public Education	\$ 50	\$ -	\$ -	\$ -	\$ 250	\$ -	\$ -	\$ -	\$ -
220-422-72040	Safety Program	\$ 1,792	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 1,780	\$ 235	\$ 1,499	\$ 443
220-422-72060	Mosquito Control Program	\$ 1,067	\$ 1,100	\$ -	\$ 1,100	\$ 1,000	\$ 930	\$ 680	\$ -	\$ 2,727
220-422-75010	Utilities	\$ 209,824	\$ 225,000	\$ -	\$ 225,000	\$ 225,000	\$ 192,145	\$ 221,793	\$ 215,892	\$ 194,290
220-422-81010	Capital, Vehicles	\$ 74,408	\$ 122,500	\$ -	\$ 122,500	\$ 165,000	\$ 123,400	\$ 14,500	\$ 18,500	\$ 50,641
220-422-81020	Capital, Projects	\$ 121,650	\$ 309,039	\$ -	\$ 309,039	\$ -	\$ -	\$ 608,252	\$ -	\$ -
220-422-81021	Capital Projects, Garton Park	\$ 54,293	\$ -	\$ -	\$ -	\$ -	\$ 2,749	\$ 1,389	\$ 267,326	\$ -
220-422-81022	Special Projects, Sidewalks & Trails	\$ 8,954	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ -	\$ 15,191	\$ 29,580
220-422-81028	Capital, Project Stormwater	\$ 103,201	\$ -	\$ -	\$ -	\$ 100,000	\$ -	\$ 17,778	\$ 398,228	\$ -
220-422-81031	Special Projects, Streets	\$ 38,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,858	\$ 125,000
220-422-81032	Special Projects, Hines & Oakwood	\$ 558,657	\$ -	\$ -	\$ -	\$ -	\$ 1,679,271	\$ 716,170	\$ 180,483	\$ 217,363
220-422-81060	Equipment & Furniture	\$ 8,528	\$ -	\$ -	\$ -	\$ -	\$ 7,891	\$ 32,748	\$ -	\$ 2,000
220-422-81072	Easement Acquisitions	\$ 101	\$ -	\$ -	\$ -	\$ -	\$ 135	\$ -	\$ 30	\$ 339
220-422-81075	Street Lights & Poles	\$ 7,976	\$ 5,000	\$ -	\$ 5,000	\$ 15,000	\$ 8,888	\$ 6,007	\$ 767	\$ 9,219
220-422-81076	Street Resurfacing	\$ 170,209	\$ 450,000	\$ -	\$ 450,000	\$ 150,000	\$ 47,755	\$ 164,267	\$ 221,060	\$ 267,962
220-422-91010	Lease Payments	\$ 19,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,461	\$ 32,461	\$ 32,461
220-422-91020	Bond Payments	\$ 121,353	\$ -	\$ -	\$ -	\$ 120,000	\$ 118,105	\$ 128,401	\$ 117,020	\$ 123,238
220-422-91030	Loan Payments	\$ 159,796	\$ -	\$ -	\$ -	\$ -	\$ 625,202	\$ 76,375	\$ 48,206	\$ 49,198
220-422-9990	Transfer to Debt Fund									
TOTAL STREET DEPARTMENT EXPENDITURES		\$ 2,326,406	\$ 1,971,635	\$ 40,729	\$ 2,012,364	\$ 1,493,325	\$ 3,491,963	\$ 2,644,241	\$ 2,240,062	\$ 1,762,441
STREET ADMINISTRATION		\$ 274,405	\$ 398,933	\$ -	\$ 398,933	\$ 300,198	\$ 269,257	\$ 306,991	\$ 328,046	\$ 167,533
TOTAL STREET DEPARTMENT EXPENSES		\$ 2,600,811	\$ 2,370,568	\$ 40,729	\$ 2,411,297	\$ 1,793,523	\$ 3,761,220	\$ 2,951,231	\$ 2,568,107	\$ 1,929,974
TOTAL REVENUE MINUS TOTAL EXPENSES		\$ 2,157,185	\$ (309,539)	\$ 286,117	\$ (23,422)	\$ (143,545)	\$ 11,540,344	\$ (126,226)	\$ (132,648)	\$ (351,999)

CITY OF REPUBLIC
2021 BUDGET AMENDMENT #2
WATER DEPARTMENT

ACCOUNT #	ACCOUNT DESCRIPTION	5 YEAR TREND	2021 BUDGET REQUEST + Amendment #1	2021 Budget Amendment #2	2021 Budget	2020 BUDGET REQUEST	2019 ACTUAL	2018 ACTUAL	2017 ACTUAL	2016 ACTUAL	
REVENUES:											
510-440-40170	Taxes - Domestic Utility	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
510-440-42503	Utility Inspection Fees	\$ 2,604	\$ 5,500	\$ -	\$ 5,500	\$ 5,500	\$ 40	\$ -	\$ -	\$ 7,480	
510-440-42508	Right-of-Way Permits	\$ 1,769	\$ -	\$ -	\$ -	\$ -	\$ 4,956	\$ 1,952	\$ 989	\$ 949	
510-440-42509	Primacy Fee	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ -	\$ -	
510-440-43000	State Grants	\$ 137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687	
510-440-44102	Impact Fees	\$ 55,589	\$ 65,915	\$ -	\$ 65,915	\$ 60,000	\$ 65,915	\$ 55,221	\$ 48,125	\$ 48,684	
510-440-44303	Construction Inspection Fees	\$ 16,708	\$ 16,708	\$ -	\$ 16,708	\$ 10,000	\$ 21,693	\$ 24,247	\$ 10,569	\$ 17,033	
510-440-44500	Water Meter Installation	\$ 44,864	\$ 45,000	\$ -	\$ 45,000	\$ 45,000	\$ 55,761	\$ 39,750	\$ 50,158	\$ 33,649	
510-440-44501	Sales - Residential	\$ 1,234,662	\$ 1,402,389	\$ -	\$ 1,402,389	\$ 1,300,000	\$ 1,263,549	\$ 1,301,258	\$ 1,232,518	\$ 1,075,983	
510-440-44502	Sales - Commercial	\$ 346,982	\$ 359,800	\$ -	\$ 359,800	\$ 336,600	\$ 359,800	\$ 398,708	\$ 325,603	\$ 314,197	
510-440-44503	Water Hauling	\$ 248	\$ 15	\$ -	\$ 15	\$ 100	\$ 15	\$ 106	\$ 325	\$ 695	
510-440-44504	Hydrant Meters	\$ 3,465	\$ 3,225	\$ -	\$ 3,225	\$ 3,225	\$ 3,225	\$ 3,265	\$ 4,873	\$ 2,459	
510-440-44509	Fire Hydrant Testing	\$ 455	\$ 500	\$ -	\$ 500	\$ 500	\$ 490	\$ 285	\$ 315	\$ 687	
510-440-44803	Account Set-Up Fee	\$ 6,236	\$ 7,000	\$ -	\$ 7,000	\$ 6,500	\$ 7,000	\$ 6,720	\$ 3,780	\$ 7,180	
510-440-44804	Late Fees	\$ 72,304	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ 46,790	\$ 47,976	\$ 93,722	\$ 123,030	
510-440-44805	nsf	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,380	\$ -	\$ -	\$ -	
510-440-47000	Interest Revenue	\$ 20,717	\$ 21,000	\$ -	\$ 21,000	\$ 20,000	\$ 25,859	\$ 34,993	\$ 23,235	\$ -	
510-440-48100	Refunds & Reimbursements	\$ 102,825	\$ 46,000	\$ 278,160	\$ 324,160	\$ 200,000	\$ 237,347	\$ 70,044	\$ -	\$ 6,732	
510-440-48110	Miscellaneous Revenue	\$ 10,452	\$ 5,000	\$ -	\$ 5,000	\$ 1,500	\$ 39,220	\$ 4,308	\$ 2,882	\$ 4,348	
510-440-48130	Collections	\$ 136	\$ -	\$ -	\$ -	\$ 75	\$ -	\$ 33	\$ 68	\$ 502	
510-440-48400	Lease Income	\$ 71,774	\$ 70,000	\$ -	\$ 70,000	\$ 70,000	\$ 71,915	\$ 78,043	\$ 69,555	\$ 69,360	
510-440-49001	Developer Donated Infrastructure	\$ 57,196	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,980	\$ -	\$ -	
510-440-49400	Sale of Assets	\$ 9,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,772	\$ -	\$ -	
510-440-49505	Lease Proceeds	\$ 22,851	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,256	\$ -	
Total Program Revenues			\$ 2,082,205	\$ 2,098,052	\$ 278,160	\$ 2,376,212	\$ 2,109,275	\$ 2,205,956	\$ 2,401,164	\$ 1,980,973	\$ 1,713,656
Transfers Reserves/Other Funds			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTALS			\$ 2,082,205	\$ 2,098,052	\$ 278,160	\$ 2,376,212	\$ 2,109,275	\$ 2,205,956	\$ 2,401,164	\$ 1,980,973	\$ 1,713,656

CITY OF REPUBLIC
2021 BUDGET AMENDMENT #2
WATER DEPARTMENT

ACCOUNT #	ACCOUNT DESCRIPTION	5 YEAR TREND	2021 BUDGET REQUEST + Amendment #1	2021 Budget Amendment #2	2021 Budget	2020 BUDGET REQUEST	2019 ACTUAL	2018 ACTUAL	2017 ACTUAL	2016 ACTUAL	
EXPENDITURES:											
Water Administration											
510-441-51010	Salaries, Regular	\$ 90,497	\$ 136,323	\$ -	\$ 136,323	\$ 126,859	\$ 121,698	\$ 78,072	\$ 125,856	\$ -	
510-441-51020	Salaries, Temporary	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124	\$ -	\$ -	
510-441-51040	Salaries, Overtime	\$ 657	\$ 1,667	\$ -	\$ 1,667	\$ 1,600	\$ 220	\$ 260	\$ 1,203	\$ -	
510-441-52010	Insurance, Group	\$ 9,684	\$ 12,694	\$ -	\$ 12,694	\$ 11,035	\$ 12,241	\$ 8,773	\$ 16,371	\$ -	
510-441-52020	Payroll Taxes	\$ 6,981	\$ 10,556	\$ -	\$ 10,556	\$ 9,828	\$ 8,994	\$ 6,678	\$ 9,404	\$ -	
510-441-52030	LAGERS	\$ 9,428	\$ 18,353	\$ -	\$ 18,353	\$ 17,126	\$ 16,053	\$ 1,983	\$ 11,977	\$ -	
510-441-52060	Insurance, Workers Compensation	\$ 2,980	\$ 1,000	\$ -	\$ 1,000	\$ 217	\$ 2,739	\$ 5,995	\$ 5,951	\$ -	
510-441-52070	Other Employee Benefits	\$ 726	\$ 1,000	\$ -	\$ 1,000	\$ 1,288	\$ 633	\$ 1,006	\$ 704	\$ -	
510-441-52080	Employee Training	\$ 555	\$ 5,000	\$ -	\$ 5,000	\$ 1,500	\$ 391	\$ 654	\$ 230	\$ -	
510-441-52090	Uniforms	\$ 449	\$ 1,200	\$ -	\$ 1,200	\$ 1,000	\$ 774	\$ 290	\$ 184	\$ -	
510-441-61040	Legal Fees	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 625	\$ -	\$ -	
510-441-61060	Engineering Fees	\$ 2,286	\$ 250	\$ -	\$ 250	\$ 5,000	\$ 263	\$ 105	\$ 6,064	\$ -	
510-441-61080	Contract Operations	\$ 14,410	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 62,575	\$ 4,319	\$ 2,656	\$ -	
510-441-62020	Repairs & Maintenance	\$ 1,462	\$ 1,250	\$ -	\$ 1,250	\$ 1,250	\$ 438	\$ 3,437	\$ 2,186	\$ -	
510-441-62021	Repairs & Maintenance Building	\$ 195	\$ 500	\$ -	\$ 500	\$ 500	\$ 473	\$ -	\$ -	\$ -	
510-441-63010	Insurance, Other than Employer	\$ 4,080	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 851	\$ 955	\$ 17,596	\$ -	
510-441-63020	Communications	\$ 548	\$ 1,200	\$ -	\$ 1,200	\$ 600	\$ 1,337	\$ 484	\$ 320	\$ -	
510-441-63040	Printing/Graphics/Advertising	\$ 432	\$ 750	\$ -	\$ 750	\$ 750	\$ 807	\$ 395	\$ 206	\$ -	
510-441-63050	Travel/Mileage/Registrations	\$ 152	\$ 500	\$ -	\$ 500	\$ 500	\$ -	\$ 85	\$ 173	\$ -	
510-441-63060	Dues & Subscriptions	\$ 454	\$ 2,000	\$ -	\$ 2,000	\$ 1,000	\$ 489	\$ 231	\$ 551	\$ -	
510-441-64010	Software Support & Licensing	\$ 2,099	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 4,408	\$ 801	\$ 285	\$ -	
510-441-64020	Computer Network & Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
510-441-64040	Computer & Software Training	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
510-441-65010	Refunds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
510-441-65060	Operating Fees & Permits	\$ 206	\$ 500	\$ -	\$ 500	\$ 500	\$ 23	\$ 200	\$ 306	\$ -	
510-441-71010	General Supplies & Materials	\$ 1,446	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,300	\$ 1,269	\$ 1,163	\$ -	
510-441-71020	Postage & Freight	\$ 119	\$ 250	\$ -	\$ 250	\$ 250	\$ 82	\$ 45	\$ 218	\$ -	
510-441-71030	Fuel	\$ 2,412	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ 6,429	\$ 2,402	\$ 1,230	\$ -	
510-441-71050	Miscellaneous	\$ 43	\$ 100	\$ -	\$ 100	\$ -	\$ 106	\$ 102	\$ 6	\$ -	
510-441-71070	Public Education	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
510-441-72040	Safety Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
510-441-81030	Capital, Assets	\$ 1,959	\$ 86,667	\$ -	\$ 86,667	\$ 3,000	\$ -	\$ -	\$ 6,793	\$ -	
510-441-85010	Utilities	\$ 1,463	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ 1,867	\$ 1,915	\$ 1,533	\$ -	
510-441-99000	Transfer - Admin Allocation	\$ 76,763	\$ 101,775	\$ -	\$ 101,775	\$ 102,426	\$ 89,263	\$ 95,646	\$ 96,480	\$ -	
510-431-99100	Transfer to Building Maintenance	\$ 1,638	\$ 5,179	\$ -	\$ 5,179	\$ 5,179	\$ 1,684	\$ 1,329	\$ -	\$ -	
510-441-99200	Transfer - Utility Billing	\$ 146,256	\$ 198,469	\$ -	\$ 198,469	\$ 176,725	\$ 173,791	\$ 212,915	\$ 167,850	\$ -	
TOTAL WATER ADMIN EXPENSES			\$ 380,530	\$ 602,183	\$ -	\$ 602,183	\$ 483,133	\$ 510,928	\$ 431,093	\$ 477,497	\$ -

CITY OF REPUBLIC
2021 BUDGET AMENDMENT #2
 WATER DEPARTMENT

ACCOUNT #	ACCOUNT DESCRIPTION	5 YEAR TREND	2021 BUDGET REQUEST + Amendment #1	2021 Budget Amendment #2	2021 Budget	2020 BUDGET REQUEST	2019 ACTUAL	2018 ACTUAL	2017 ACTUAL	2016 ACTUAL
EXPENDITURES: WATER DEPT										
510-442-51010	Salaries, Regular	\$ 307,226	\$ 317,846	\$ 29,894	\$ 347,740	\$ 366,804	\$ 335,547	\$ 270,892	\$ 290,026	\$ 272,860
510-442-51030	Salaries, Part Time	\$ 7,384	\$ 7,500	\$ -	\$ 7,500	\$ 6,000	\$ 8,256	\$ 10,614	\$ 5,536	\$ 6,515
510-442-51040	Salaries, Overtime	\$ 32,343	\$ 35,000	\$ -	\$ 35,000	\$ 30,000	\$ 37,404	\$ 56,244	\$ 21,511	\$ 16,557
510-442-52010	Insurance, Group	\$ 42,698	\$ 38,408	\$ 4,572	\$ 42,980	\$ 47,671	\$ 48,075	\$ 32,953	\$ 39,840	\$ 44,949
510-442-52020	Payroll Taxes	\$ 26,042	\$ 27,566	\$ 2,287	\$ 29,853	\$ 30,688	\$ 28,881	\$ 27,092	\$ 22,639	\$ 20,912
510-442-52030	LAGERS	\$ 32,517	\$ 46,928	\$ 3,976	\$ 50,904	\$ 48,776	\$ 47,327	\$ 7,839	\$ 28,190	\$ 30,453
510-442-52050	Unemployment Benefits	\$ 100	\$ 500	\$ -	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -
510-442-52060	Insurance, Workers Compensation	\$ 12,810	\$ 17,225	\$ -	\$ 17,225	\$ 20,590	\$ 15,279	\$ 9,433	\$ 9,414	\$ 9,334
510-442-52065	Worker Compensation Claims Paid	\$ 60	\$ 500	\$ -	\$ 500	\$ 300	\$ -	\$ -	\$ -	\$ -
510-442-52070	Other Employee Benefits	\$ 2,646	\$ 2,700	\$ -	\$ 2,700	\$ 2,618	\$ 4,859	\$ 1,676	\$ 2,391	\$ 1,685
510-442-52080	Employee Training	\$ 2,508	\$ 4,000	\$ -	\$ 4,000	\$ 3,000	\$ 2,870	\$ 5,139	\$ 538	\$ 994
510-442-52090	Uniforms	\$ 4,466	\$ 7,000	\$ -	\$ 7,000	\$ 5,000	\$ 6,591	\$ 4,248	\$ 3,500	\$ 2,989
510-442-61060	Engineering Fees	\$ 14,698	\$ 25,000	\$ -	\$ 25,000	\$ 1,500	\$ -	\$ 63,250	\$ 8,739	\$ -
510-442-62020	Repairs & Maintenance	\$ 19,976	\$ 25,000	\$ -	\$ 25,000	\$ 15,000	\$ 26,685	\$ 35,708	\$ 11,976	\$ 10,512
510-442-62023	Repairs & Maintenance, Tanks	\$ 11,805	\$ 25,000	\$ -	\$ 25,000	\$ 18,000	\$ 14,725	\$ 18,800	\$ 7,500	\$ -
510-442-62024	Repairs & Maintenance, Wells	\$ 19,391	\$ 17,000	\$ -	\$ 17,000	\$ 17,000	\$ 14,182	\$ 32,880	\$ 14,334	\$ 18,559
510-442-62025	Repairs and Maintenance, Dist. Sys	\$ 58,238	\$ 75,000	\$ -	\$ 75,000	\$ 85,000	\$ 56,429	\$ 52,225	\$ 55,668	\$ 41,867
510-442-63010	Insurance, Other than Employer	\$ 10,852	\$ 16,050	\$ -	\$ 16,050	\$ 21,591	\$ 15,000	\$ 17,567	\$ -	\$ 103
510-442-63020	Communications	\$ 4,505	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 4,305	\$ 3,541	\$ 5,737	\$ 3,942
510-442-63040	Printing/Fraphtics/Advertising	\$ 535	\$ 250	\$ -	\$ 250	\$ 250	\$ 1,940	\$ 236	\$ 163	\$ 84
510-442-63050	Travel/Mileage/Registrations	\$ 98	\$ 250	\$ -	\$ 250	\$ 250	\$ -	\$ 140	\$ 101	\$ -
510-442-63060	Dues & Subscriptions	\$ 9,229	\$ 12,000	\$ -	\$ 12,000	\$ 12,000	\$ 11,343	\$ 4,557	\$ 16,175	\$ 2,072
510-442-64010	Software Support & Licensing	\$ 4,695	\$ 7,000	\$ -	\$ 7,000	\$ 7,500	\$ 6,160	\$ 2,518	\$ 5,336	\$ 1,963
510-442-64020	Computer Network & Internet	\$ 150	\$ 500	\$ -	\$ 500	\$ 750	\$ -	\$ -	\$ -	\$ -
510-442-64030	IT Hardware & Upgrades	\$ 785	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,805	\$ 120	\$ -	\$ -
510-442-65010	Refunds & Reimbursements	\$ 322	\$ -	\$ -	\$ -	\$ -	\$ 89	\$ (42)	\$ 1,564	\$ -
510-442-65020	Credit Cards & Online Fees	\$ 6,371	\$ 2,500	\$ -	\$ 2,500	\$ 27,938	\$ 2,660	\$ 384	\$ 507	\$ 367
510-442-65040	Claims	\$ 332	\$ 500	\$ -	\$ 500	\$ 500	\$ -	\$ 1,000	\$ 160	\$ -
510-442-65050	Miscellaneous Fees	\$ 57	\$ 100	\$ -	\$ 100	\$ 100	\$ -	\$ -	\$ 97	\$ 88
510-442-65060	Operating Fees & Permits	\$ 104	\$ 250	\$ -	\$ 250	\$ 250	\$ 250	\$ -	\$ 20	\$ -
510-442-71010	General Supplies & Materials	\$ 1,842	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,767	\$ 2,818	\$ 1,494	\$ 1,128
510-442-71020	Postage & Freight	\$ 152	\$ 500	\$ -	\$ 500	\$ 250	\$ 495	\$ 124	\$ (180)	\$ 69
510-442-71030	Fuel	\$ 12,816	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 14,054	\$ 15,104	\$ 11,467	\$ 8,452
510-442-71050	Miscellaneous	\$ 269	\$ 500	\$ -	\$ 500	\$ 805	\$ 279	\$ 69	\$ -	\$ 192
510-442-71070	Public Education	\$ 115	\$ 100	\$ -	\$ 100	\$ 285	\$ -	\$ 288	\$ -	\$ -
510-442-71080	Chemicals	\$ 6,812	\$ 8,500	\$ -	\$ 8,500	\$ 10,000	\$ 7,151	\$ 9,575	\$ 5,274	\$ 2,059
510-442-72040	Safety Program	\$ 963	\$ 1,500	\$ -	\$ 1,500	\$ 2,000	\$ 1,704	\$ 322	\$ 504	\$ 286
510-442-75010	Utilities	\$ 179,755	\$ 185,000	\$ -	\$ 185,000	\$ 180,000	\$ 185,339	\$ 174,100	\$ 190,987	\$ 168,351
510-442-81010	Capital, Vehicles	\$ 24,295	\$ 52,520	\$ -	\$ 52,520	\$ 55,000	\$ 11,403	\$ (552)	\$ 8,000	\$ 47,624
510-442-81020	Capital, Projects	\$ 158,038	\$ 104,375	\$ -	\$ 104,375	\$ 70,000	\$ 224,820	\$ 80,026	\$ 290,394	\$ 124,947
510-442-81021	Capital Projects, Garton Park	\$ 49,707	\$ -	\$ -	\$ -	\$ 150,000	\$ 38,915	\$ -	\$ 59,620	\$ -
510-442-81060	Equipment & Furniture	\$ 18,382	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 14,046	\$ 9,785	\$ 66,161	\$ 1,920
510-442-81070	Meters	\$ 33,193	\$ 40,000	\$ -	\$ 40,000	\$ 35,000	\$ 19,638	\$ 21,038	\$ 87,003	\$ 3,284
510-442-81071	New Line Extensions	\$ 16,668	\$ 60,000	\$ -	\$ 60,000	\$ 64,000	\$ -	\$ 6,837	\$ 6,858	\$ 5,647
510-442-81072	Easement Acquisitions	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ 165	\$ 72	\$ 90	\$ -
	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
510-442-81090	Depreciation Expense	\$ 47,090	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235,451	\$ -	\$ -
510-442-91010	Lease Payments	\$ 7,209	\$ 272,439	\$ -	\$ 272,439	\$ -	\$ 34,302	\$ 1,049	\$ 697	\$ -
510-442-91020	Bond Payments	\$ 154,293	\$ -	\$ -	\$ -	\$ 273,927	\$ 272,781	\$ 127,104	\$ 97,652	\$ -
TOTAL WATER DEPT. EXPENSES		\$ 1,344,606	\$ 1,484,007	\$ 40,729	\$ 1,524,736	\$ 1,632,843	\$ 1,519,521	\$ 1,342,222	\$ 1,377,682	\$ 850,764
WATER ADMINISTRATION		\$ 380,530	\$ 602,183	\$ -	\$ 602,183	\$ 483,133	\$ 510,928	\$ 431,093	\$ 477,497	\$ -
TOTAL WATER DEPARTMENT EXPENSES		\$ 1,524,253	\$ 2,086,190	\$ 40,729	\$ 2,126,919	\$ 2,115,975	\$ 2,030,449	\$ 1,773,315	\$ 850,764	\$ 850,764
TOTAL WATER DEPARTMENT REVENUE		\$ 2,082,205	\$ 2,086,052	\$ 278,160	\$ 2,376,212	\$ 2,109,275	\$ 2,205,956	\$ 2,401,164	\$ 1,980,973	\$ 1,713,656
TOTAL REVENUE MINUS TOTAL EXPENSES		\$ 557,951	\$ 11,862	\$ 237,431	\$ 249,293	\$ (6,700)	\$ 175,507	\$ 627,849	\$ 1,130,209	\$ 862,892

CITY OF REPUBLIC
2021 Budget Amendment #2
WASTEWATER DEPARTMENT

Table with columns: ACCOUNT #, ACCOUNT DESCRIPTION, 5 YEAR TREND, 2021 BUDGET REQUEST + Amendment #1, 2021 Budget Amendment #2, 2021 Budget, 2020 BUDGET REQUEST, 2019 ACTUAL, 2018 ACTUAL, 2017 ACTUAL, 2016 ACTUAL. Includes sub-sections for REVENUE and TRANSFERS.

CITY OF REPUBLIC
2021 Budget Amendment #2
WASTEWATER DEPARTMENT

Table with columns: ACCOUNT #, ACCOUNT DESCRIPTION, 5 YEAR TREND, 2021 BUDGET REQUEST + Amendment #1, 2021 Budget Amendment #2, 2021 Budget, 2020 BUDGET REQUEST, 2019 ACTUAL, 2018 ACTUAL, 2017 ACTUAL, 2016 ACTUAL. Includes sub-sections for EXPENDITURES and WASTEWATER ADMINISTRATION.

CITY OF REPUBLIC
2021 Budget Amendment #2
WASTEWATER DEPARTMENT

ACCOUNT #	ACCOUNT DESCRIPTION	5 YEAR TREND	2021 BUDGET REQUEST + Amendment #1	2021 Budget Amendment #2	2021 Budget	2020 BUDGET REQUEST	2019 ACTUAL	2018 ACTUAL	2017 ACTUAL	2016 ACTUAL
WASTEWATER PLANT										
520-432-51010	Salaries, Regular	\$ 318,664	\$ 514,810	\$ 29,894	\$ 544,704	\$ 394,153	\$ 355,403	\$ 334,803	\$ 253,285	\$ 255,674
520-432-51020	Salaries, Temporary	\$ 6,314	\$ 7,500	\$ -	\$ 7,500	\$ 10,000	\$ -	\$ 2,376	\$ 9,086	\$ 10,106
520-432-51040	Salaries, Overtime	\$ 17,215	\$ 33,000	\$ -	\$ 33,000	\$ 20,000	\$ 20,089	\$ 15,589	\$ 19,058	\$ 11,339
520-432-52010	Insurance, Group	\$ 50,105	\$ 61,161	\$ 4,572	\$ 65,733	\$ 52,968	\$ 54,417	\$ 55,364	\$ 39,193	\$ 48,581
520-432-52020	Payroll Taxes	\$ 24,692	\$ 42,481	\$ 2,287	\$ 44,768	\$ 32,836	\$ 26,029	\$ 23,546	\$ 20,670	\$ 20,378
520-432-52030	LAGERS	\$ 31,243	\$ 72,899	\$ 3,976	\$ 76,835	\$ 53,211	\$ 48,752	\$ 7,455	\$ 22,097	\$ 24,699
520-432-52050	Unemployment Benefits	\$ 1,770	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 3,861	\$ -	\$ 2,488
520-432-52060	Insurance, Workers Compensation	\$ 5,958	\$ 7,500	\$ -	\$ 7,500	\$ 8,368	\$ 5,934	\$ 3,976	\$ 5,775	\$ 5,737
520-432-52065	Workers Compensation Claims Paid	\$ 273	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 120	\$ 244
520-432-52070	Other Employee Benefits	\$ 2,029	\$ 2,618	\$ -	\$ 2,618	\$ 2,244	\$ 1,199	\$ 2,096	\$ 2,903	\$ 1,701
520-432-52080	Employee Training	\$ 2,657	\$ 2,000	\$ -	\$ 2,000	\$ 3,000	\$ 2,254	\$ 4,216	\$ 1,860	\$ 1,953
520-432-52090	Uniforms	\$ 4,272	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 1,927	\$ 4,463	\$ 5,654	\$ 4,314
520-432-61060	Engineering Fees	\$ 125,954	\$ 1,083,995	\$ -	\$ 1,083,995	\$ 250,000	\$ 4,714	\$ 337,742	\$ 4,875	\$ 32,437
520-432-62020	Repairs & Maintenance	\$ 83,330	\$ 95,000	\$ -	\$ 95,000	\$ 95,000	\$ 116,448	\$ 82,253	\$ 76,067	\$ 47,883
520-432-62026	Repairs & Maintenance, Lift Station	\$ 56,652	\$ 500,000	\$ -	\$ 500,000	\$ 100,000	\$ 12,330	\$ 12,141	\$ 126,095	\$ 32,693
520-432-62027	Repairs & Maintenance, Coll Sys	\$ 14,276	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 18,469	\$ 17,258	\$ 4,856	\$ 796
520-432-63010	Insurance, Other than Employer	\$ 24,304	\$ 44,145	\$ -	\$ 44,145	\$ 38,904	\$ 48,040	\$ 34,474	\$ -	\$ 103
520-432-63020	Communications	\$ 17,567	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 11,707	\$ 6,409	\$ 29,280	\$ 30,461
520-432-63040	Printing/Graphics/Advertising	\$ 769	\$ 500	\$ -	\$ 500	\$ 500	\$ 1,956	\$ 163	\$ 386	\$ 840
520-432-63050	Travel/Mileage/Registrations	\$ 435	\$ 100	\$ -	\$ 100	\$ 1,500	\$ 32	\$ 611	\$ 33	\$ -
520-432-63060	Dues & Subscriptions	\$ 2,980	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 2,545	\$ 2,261	\$ 2,637	\$ 2,457
520-432-63083	Lab Testing	\$ 11,473	\$ 20,000	\$ -	\$ 20,000	\$ 15,000	\$ 16,710	\$ 9,868	\$ 9,391	\$ 6,398
520-432-63084	Sludge Disposal	\$ 11,796	\$ 25,000	\$ -	\$ 25,000	\$ 10,000	\$ 32,253	\$ 4,456	\$ 12,173	\$ 96
520-432-64010	Software Support & Licensing	\$ 5,976	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 6,415	\$ 3,013	\$ 5,336	\$ 5,118
520-432-64020	Computer Network/Internet Services	\$ 200	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -
520-432-64030	IT Hardware & Upgrades	\$ 235	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 16	\$ -	\$ 160
520-432-64040	Computer & Software Training	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -
520-432-65020	Credit Card and Online Fees	\$ 7,059	\$ 2,500	\$ -	\$ 2,500	\$ 27,938	\$ 2,656	\$ 4,702	\$ -	\$ -
520-432-65040	Claims	\$ 9,484	\$ 1,000	\$ -	\$ 1,000	\$ 7,500	\$ -	\$ -	\$ 39,920	\$ -
520-432-65050	Miscellaneous Fees	\$ 466	\$ 500	\$ -	\$ 500	\$ 500	\$ -	\$ 1,199	\$ 333	\$ 298
520-432-65060	Operating Fees & Permits	\$ 119	\$ 500	\$ -	\$ 500	\$ 500	\$ 69	\$ 9	\$ 20	\$ -
520-432-65070	Primary Fee	\$ 1,228	\$ 3,000	\$ -	\$ 3,000	\$ 2,500	\$ 3,641	\$ -	\$ -	\$ -
520-432-71010	General Supplies & Materials	\$ 10,708	\$ 15,000	\$ -	\$ 15,000	\$ 15,000	\$ 13,047	\$ 11,454	\$ 5,003	\$ 9,035
520-432-71017	Supplies, Lab	\$ 12,376	\$ 15,000	\$ -	\$ 15,000	\$ 12,000	\$ 15,411	\$ 11,798	\$ 10,902	\$ 11,770
520-432-71020	Postage & Freight	\$ 635	\$ 750	\$ -	\$ 750	\$ 750	\$ 53	\$ 434	\$ 461	\$ 1,478
520-432-71030	Fuel	\$ 14,966	\$ 15,000	\$ -	\$ 15,000	\$ 16,500	\$ 15,758	\$ 16,500	\$ 16,172	\$ 9,899
520-432-71030	Miscellaneous	\$ -	\$ 100	\$ -	\$ 100	\$ -	\$ 5,495	\$ -	\$ -	\$ -
520-432-71070	Public Education	\$ 100	\$ 250	\$ -	\$ 250	\$ 500	\$ -	\$ -	\$ -	\$ -
520-432-71080	Safety Program	\$ 1,726	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	\$ 4,963	\$ 680	\$ 188	\$ 801
520-432-71090	Chemicals	\$ 3,875	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 3,162	\$ 3,600	\$ 3,114	\$ 4,499
520-432-72050	I&I Reduction Program	\$ 25,853	\$ 75,000	\$ -	\$ 75,000	\$ 100,000	\$ -	\$ -	\$ 29,264	\$ -
520-432-75010	Utilities	\$ 303,424	\$ 320,000	\$ -	\$ 320,000	\$ 305,000	\$ 320,599	\$ 329,996	\$ 294,642	\$ 266,882
520-432-81010	Capital, Vehicles	\$ 47,811	\$ -	\$ -	\$ -	\$ 55,000	\$ 39,906	\$ 552	\$ 137,250	\$ 6,345
520-432-81020	Capital, Projects	\$ 522,809	\$ 4,450,000	\$ -	\$ 4,450,000	\$ 1,200,000	\$ -	\$ -	\$ 1,347,394	\$ 66,652
520-432-81021	Special Project, Garton Park	\$ 60,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304,195	\$ -
520-432-81060	Equipment & Furniture	\$ 24,083	\$ 15,000	\$ -	\$ 15,000	\$ 10,000	\$ 36,734	\$ 60,898	\$ 5,374	\$ 7,406
520-432-81070	Meters	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 19,638	\$ -	\$ -	\$ -
520-432-81072	Easement Acquisitions	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ 33	\$ -	\$ -	\$ -
520-432-81073	WWTP	\$ 36,033	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ 13,112	\$ 16,902	\$ 151	\$ -
520-432-81074	Utility Relocations	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147	\$ -	\$ -
520-432-91010	Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
520-432-91020	Lease Payments	\$ 247,357	\$ 282,249	\$ -	\$ 282,249	\$ 1,190,000	\$ 43,657	\$ 1,335	\$ 1,793	\$ -
520-432-91020	1999 Series Bonds	\$ 580,991	\$ -	\$ -	\$ -	\$ -	\$ 1,403,788	\$ 345,309	\$ 1,155,856	\$ -
520-442-81090	Depreciation Expense	\$ 127,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 636,376	\$ -	\$ -
520-432-99000	Lease-Replace Service Truck	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL WASTEWATER DEPT. EXPENDITURES		\$ 2,868,416	\$ 7,974,018	\$ 40,729	\$ 8,014,747	\$ 4,268,872	\$ 2,729,344	\$ 2,410,301	\$ 4,001,840	\$ 931,722
WASTEWATER ADMINISTRATION		\$ 425,897	\$ 683,127	\$ -	\$ 683,127	\$ 515,960	\$ 612,462	\$ 535,037	\$ 466,024	\$ -
TOTAL WASTEWATER DEPARTMENT EXPENSES		\$ 3,294,312	\$ 8,657,145	\$ 40,729	\$ 8,697,874	\$ 4,784,832	\$ 3,341,806	\$ 2,945,338	\$ 4,467,864	\$ 931,722
TOTAL REVENUE MINUS TOTAL EXPENSES		\$ (64,616)	\$ (40,729)	\$ (125,545)	\$ (1,099,276)	\$ 86,167	\$ 1,094,463	\$ (680,839)	\$ 2,002,098	\$ -

CITY OF REPUBLIC
2021 BUDGET DRAFT
PUBLIC WORKS PERSONNEL SCHEDULE

Classification	2020 Staff	Actual Current Staff	2021 Staff	2021 Salary Range
<u>PW Administration</u>				
Community Development Administrator	0	0.5	0.5	\$83,000-\$110,432
Public Works Director	1	0	0	\$83,000-\$110,432
Assistant Public Works Director	1	0	0	\$55,000 - \$76,125
Engineering Manager	0	1	1	\$53,476-\$70,969
Surveyor/Right of Way Manager	1	1	1	\$44,179 - \$59,556
Operations Manager	1	1	1	\$55,000-\$76,125
Construction Inspector	1	1	2	\$36,546 - \$48,505
License and Permist Administrator	0	0.5	0.5	\$33,196 - \$44,075
Office Administrator	0.3	0	0.5	\$30,201 - \$40,689
Total Full Time	5.3	5	6.5	
<u>Utility Personnel (Split Water/Wastewater)</u>				
Utility Superintendent	1	1	1	\$48,609-\$64,521
Assistant Superintendent	1	0	1	\$44,179-\$58,676
Operator	8	7	7	\$30,201-\$40,087
Meter Technican	3	3	3	\$27,456-\$36,441
Crew Leader	2	2	2	\$36,546-\$48,505
	15	13	14	
<u>Waste Water Treatment Plant Personnel</u>				
WW Plant Superintendent	1	1	1	\$48,609-\$64,521
Assistant Superintendent	1	1	1	\$44,179-\$58,676
WW Facility Manager	1	1	1	\$33,196-\$44,075
WW Operator	1	1	1	\$30,201-\$40,087
	4	4	4	
<u>Streets Personnel Schedule</u>				
Street Superintendent	1	1	1	\$48,609-\$64,521
Assistant Superintendent	1	1	1	\$44,179-\$58,676
Street Crew Leader	1	1	1	\$36,545-\$44,075
Street Facility Manager	1	1	1	\$33,196-\$44,095
Maint. Worker (Senior, Int, Train)	5	4	5	\$27,456-\$44,075
	9	8	9	
<u>Utility Personnel (Split Water/Wastewater/Street)</u>				
Utility Construction Workers	0	0	6	\$30,594.22 - \$40,012.69
	0	0	6	



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-26 A Resolution of the City Council of the City of Republic, Missouri, Authorizing an Agreement with Midwest Public Risk for Property and Liability Insurance for 2021-2022.

Submitted By: Debbie Parks, Finance Director

Date: June 15, 2021

Issue Statement

Authorization for City Administrator, David Cameron to enter into an agreement with Midwest Public Risk for Property and Liability Insurance for Fiscal Year 2021-2022.

Discussion and/or Analysis

The City of Republic currently utilizes Midwest Public Risk (MPR) for its insurance needs. MPR is not an insurance company in the traditional definition, but rather a State authorized insurance pool for municipalities.

The City of Republic currently utilizes Midwest Public Risk (MPR) for its insurance needs. MPR is not an insurance company in the traditional definition, but rather a State authorized insurance pool for municipalities. The City of Republic is not required to obtain bids to utilize the services of MPR. The City received the invoice for continued service, and it included a rate increase for the renewal term. The increase is \$16,190.06 or 7% over the 2020/2021 rates. The City saw a 350% increase in its loss ratio over the past three years. The City resolved an open claim in the FY 2018 budget year.

The insured property value and payroll increased between the prior year policy year. The comparison is below.



Comparison 2020/2021 to 2021/2022 Policy Years Insured Values				
Property Premium	Insured Values	Member contribution	Insured Values	Member Contribution
Buildings	\$45,439,671.48	\$93,991.41	\$45,362,671.48	\$94,628.43
Contents	\$3,322,140.00	\$6,871.81	\$3,310,140.00	\$6,905.09
Electronics - EDP	\$630,627.91	\$1,304.45	\$630,627.91	\$1,315.52
Vehicles - APD	\$5,755,555.70	\$11,905.30	\$5,817,303.00	\$12,135.14
Equipment - Inland Marine	\$2,437,420.60	\$5,041.78	\$3,580,779.80	\$7,469.66
Other Property	\$1,517,930.00	\$3,139.82	\$1,815,430.00	\$3,787.06
Total - Property	\$59,103,345.69	\$122,254.57	\$60,516,952.19	\$126,240.90
Liability Premium				
Total Payroll	\$5,933,269.91	\$117,084.21	\$6,253,434.00	\$129,287.94

In addition, the City earns a 2% Loss Control Credit on its policy.

MPR has a clause that requires a 90-day notice of intent to withdraw or be charged a 25% fee on the total premium amount. This notice was given to MPR with the intent of going out to bid. The City issued an RFP for Insurance Broker and selected Connell Insurance. The time frame for insurance bids was tight after the broker selection, so the City will stay with MPR for the 2021/2022 term. Connell will assist the City with a complete review of the risk management policies and review the required insurance levels.

City staff is recommending staying with MPR for one more year.

The 5-year comparison of premiums for plan coverage is below:

2017/2018 Premium	2018/2019 Premium	2019/2020 Premium	2020/2021 Premium	2021/2022 Premium
\$190,342.61	\$218,275.20	\$222,640.72	\$239,338.78	\$255,528.84

The invoice with a Property and Liability Contributions Detail is included in this Exhibit.

Recommended Action

City Staff recommends City Council approve Midwest Public Risk as the property and liability insurance provider for 2021-2022.

RESOLUTION NO. 21-R-26

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
AUTHORIZING AN AGREEMENT WITH MIDWEST PUBLIC RISK FOR PROPERTY AND
LIABILITY INSURANCE FOR 2021-2022**

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 has the authority to provide property and casualty insurance for the City; and

WHEREAS, the City has accepted the proposal from Midwest Public Risk for Property and Liability Insurance for 2021-2022, as the City’s property and casualty insurance carrier; and

WHEREAS, both parties have agreed on the premiums, deductibles, and the coverage; and

WHEREAS, the Council finds that it is in the best interest of the City to renew the City’s property and casualty insurance policy through Midwest Public Risk.

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

- Section 1. The Council hereby authorizes the City Administrator, or designee, to enter into an agreement with Midwest Public Risk in the amount of \$255,528.84 to provide the 2021-2022 Property and Liability Insurance coverage for the City.
- Section 2. The City Administrator, or designee, on behalf of the City, is authorized to take the necessary steps to execute this Resolution.
- Section 3. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 4. This Resolution shall take effect after passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 15th day of June 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

RESOLUTION NO. 21-R-26

RESOLUTION NO. 21-R-26



Digitally signed by Scott Ison
Date: 2021.06.09 09:02:42
-05'00'

Approved as to Form: _____, Scott Ison, City Attorney

Final Passage and Vote: _____



Midwest Public Risk
 19400 E Valley View Parkway
 Independence, MO 64055
 816.292.7500
 www.mprisk.org

Invoice No.
 Invoice Date:
 Due Date:

PL20210518.69
 5/18/2021
 June 30, 2021

Item 17.

Debbie Parks
 Republic, City of
 213 N. Main St.
 Republic, MO 65738

FY 20-21 PROPERTY AND LIABILITY CONTRIBUTIONS

Effective Date 7/1/2021
Expiration Date 7/1/2022

Republic, City of
 (MPR 140)

FY 21-22 Contributions Summary (detail on next page)	
Property Contributions	\$126,240.90
Liability Contributions	\$129,287.94
Total Property and Liability Contributions	\$255,528.84

Notes:

- Property pricing was determined using property values as of May 6, 2021
- The contributions allocated between the property and liability programs have been aligned to follow the costs more closely for each program, specifically reinsurance.

For ACH PAYMENTS:
 Bank: Security Bank of Kansas City
 Routing Number: 101000925
 Account Number: 110102302540
 Send remittance email notification to:
acctrec@mprisk.org

For Check payments -- Remit to
 Midwest Public Risk of Missouri
 19400 E Valley View Parkway
 Independence, MO 64055

QUESTIONS:

- Exposure Data Questions: Contact Tami Love at 816-292-7525 or tlove@mprisk.org
- Payment Questions: Contact Megan Richardson at 816-292-7572 or megan@mprisk.org



FY 21-22 Property and Liability Contributions Detail
(MPR 140)

FY 21-22 Property Contributions Detail		
Property Description	Total Insured Values	Member Contribution
Buildings	\$45,362,671.48	\$94,628.43
Contents	\$3,310,140.00	\$6,905.09
Electronics-EDP	\$630,627.91	\$1,315.52
Vehicles-APD	\$5,817,303.00	\$12,135.14
Boats	\$ 0.00	\$ 0.00
Equipment - Inland Marine	\$3,580,779.80	\$7,469.66
Other Property	\$1,815,430.00	\$3,787.06
Power Plant	\$ 0.00	\$ 0.00
Total - Property	\$60,516,952.19	\$126,240.90

FY 21-22 Liability Contributions Detail		
Coverage Description	Liability Payroll	Member Contributions
Total Payroll	\$6,253,434.00	
Total – Liability		\$129,287.94
Total Property and Liability Contributions		\$255,528.84



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-27 A Resolution of the City Council of the City of Republic, Missouri, Approving the Audit Report for the Fiscal Year Ended December 31, 2020.

Submitted By: Debbie Parks, Finance Director and presented by Jon Cummings, CPA, CGMA/KPM CPAs & Advisors

Date: June 15, 2021

Issue Statement

Then City of Republic is required to undergo an independent audit at least once per annum.

Discussion and/or Analysis

KPM CPAs, PC, conducted the audit of the City's financial accounting and reporting practices for the fiscal year-ended December 31, 2020. The auditor's opinion is that the city's financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the City of Republic, Missouri as of December 31, 2020, and the respective changes in financial position, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

The audit report is designed to report on the financial condition of the City and demonstrates the city's financial accountability to its citizenry. Included in the document is the "Independent Auditor's Report", otherwise known as the auditor's opinion. The basic financial statements are presented through two views: 1) government-wide statements, which focus on the City of Republic as a whole entity, and 2) major individual funds, through the presentation of fund financial statements. This report also includes the Management Discussion & Analysis, which provides an extensive overview of the accompanying financial statements.

Recommended Action

City Staff recommends that City Council approve the audit report for the fiscal year-ended December 31, 2020, as presented.

RESOLUTION NO. 21-R-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING THE AUDIT REPORT FOR THE FISCAL YEAR ENDED DECEMBER 31, 2020

WHEREAS, the City of Republic, Missouri, ("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 has the requirement for an annual audit under the City's Charter; and

WHEREAS, the City has selected the independent audit firm of KPM CPAs, PC, to perform the audit; and

WHEREAS, KPM CPAs, PC, has completed the audit for the year January 1, 2020, through December 31, 2020.

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

Section 1. The audit report, attached hereto and incorporated as Exhibit A, by the certified public accounting firm of KPM CPAs, PC, for January 1, 2020, through December 31, 2020, is approved and accepted.

Section 2. The whereas clauses are hereby specifically incorporated herein by reference.

Section 3. This Resolution shall take effect after passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 15th day of June 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.06.09 08:48:33 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____