



AGENDA

City Council Meeting
Republic Community Center-711 E. Miller
October 06, 2020 at 6:30 PM

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

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

Call Meeting to Order

Opening Prayer

Pledge of Allegiance to the United States Flag

Mayor's Announcements and Appointments

Citizen Participation

Consent Agenda

1. Approve September 15, 2020 City Council Regular Session 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

City Council Meeting	October 20, 2020
City Council Budget Workshop	October 27, 2020 (5:30 p.m.)
City Council Meeting	November 3, 2020
Board of Adjustment Meeting	November 5, 2020
Planning & Zoning Meeting	November 9, 2020

Old Business and Tabled Items

3. 20-39 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into an Amended Development Agreement with the Republic R-3 School District for Water Line Public Improvements for the Future Early Childhood Education Center.
4. 20-40 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 0.22 Acres of Land Located Northeast of the Northeastern Right of Way Line of Missouri State Route 360 and Adjacent Right of Way.
5. 20-41 An Ordinance of the City Council of the City of Republic, Missouri Approving a Special Use Permit to Operate a Group Daycare for Children in a Residential Zoning District Located at 432 South Sherwood Avenue to Megan Sierk.
6. 20-42 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 V, "Building and Construction," Chapter 500, "Building Codes and Building Regulations," Article I, "Adoption of Building Codes," Regarding Snow Load.
7. 20-43 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 IV, "A Planned Development District," Regarding Planned Development Districts.
8. 20-44 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Charlotte's Mill Subdivision.

New Business (First Reading of Ordinances)

- [9.](#) 20-45 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into a First Amended Intergovernmental Agreement with the City of Springfield for a Consolidated Police Records Management System.

Other Business (Resolutions)

- [10.](#) 20-R-42 A Resolution of the City Council of the City of Republic, Missouri, Approving and Authorizing the City Administrator to Submit a Renewal Application for Hall Provider of Bingo Premises.
- [11.](#) 20-R-43 A Resolution of the City Council of the City of Republic, Missouri, Approving the 2021 City Council and Other 2021 Meeting Dates.
- [12.](#) 20-R-44 A Resolution of the City Council of the City of Republic, Missouri, Authorizing Authorized Signers for the Municipal Court with Bank of Missouri.
- [13.](#) 20-R-45 A Resolution of the City Council of the City of Republic, Missouri, Awarding the Bid for the Remodeling of the Municipal Court and Council Chamber and Authorizing the City Administrator to Execute an Agreement for the Same.

Reports from Staff

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

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

Adjournment

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



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

MINUTES
City Council Meeting
Community Center, 711 E. Miller Road
September 15, 2020 at 6:30 PM

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 Matt Russell at 6:30 p.m. at the Republic Community Center. Council Members present include Garry Wilson, Christopher Updike, Jim Deichman, Gerry Pool, Eric Franklin, Jennifer Mitchell, and Brandon Self (arrived at 6:34). Others in attendance were: City Administrator David Cameron, Assistant City Administrator Jared Keeling, Assistant City Administrator Lisa Addington, Finance Director Debbie Parks, Police Chief Brian Sells, City Attorney Scott Ison, Public Information Officer Mike Landis, Principal Planner Karen Haynes, Public Works Director Andrew Nelson, Fire Chief Duane Compton, Lynn Hollandworth, Assistant Public Works Director Garrett Brickner, Senior Planner Chris Tabor, IT Director Josh Jones, and City Clerk Laura Burbridge.

Opening Prayer

Opening prayer was led by Council Member Eric Franklin.

Pledge of Allegiance to the United States Flag

The Pledge of Allegiance was led by Mayor Matt Russell.

Citizen Participation

Mayor Russell opened Citizen Participation at 6:30 p.m. No one came forward so Mayor Russell closed Citizen Participation at 6:30 p.m.

Consent Agenda

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

1. Approve August 25, 2020 City Council Regular Session Minutes.
2. Approve September 11, 2020 City Council Workshop Minutes.
3. Approve Vendor List.
4. Approve Utility Billing Adjustments.

Board, Commission, and Committee Schedule

Board of Adjustment Meeting	October 1, 2020
City Council Meeting	October 6, 2020
Planning & Zoning Meeting	October 5, 2020
City Council Meeting	October 20, 2020

Old Business and Tabled Items

5. **20-37 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the Execution of a First Supplemental STP-Urban Program Agreement with the Missouri Highways**



and Transportation Commission for the Design and Right of Way Acquisition for the Extension of the Shuyler Creek Trail.

Motion was made by Council Member Wilson and seconded by Council Member Updike to have the second reading of Bill 20-37 by title only. The vote was 7 Aye-Franklin, Russell, Deichman, Mitchell, Wilson, Pool, and Updike. 0 Nay. Motion Carried. Garrett Brickner was available to answer any questions from Council. Council Member Updike motioned for the passage of Bill 20-37. Council Member Deichman seconded. A roll call vote was taken. The vote was 7 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Updike, and Wilson. 0 Nay. Motion Carried.

6. 20-38 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into a Development Agreement with Convoy of Hope for Water Line Public Improvements.

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the second reading of Bill 20-38 by title only. The vote was 7 Aye-Franklin, Russell, Deichman, Mitchell, Wilson, Pool, and Updike. 0 Nay. Motion Carried. Andrew Nelson was available to answer any questions from Council. Council Member Self arrived at 6:34 p.m. Council Member Russell motioned to amend Bill 20-38, by replacing Attachment 1 with the updated Attachment 1 that is dated September 15, 2020. Council Member Wilson seconded. The vote was 8 Aye-Franklin, Russell, Deichman, Mitchell, Wilson, Pool, Updike and Self. 0 Nay. Motion Carried. Council Member Mitchell motioned to approve Bill 20-38 as amended. Council Member Pool seconded. A roll call vote was taken. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

7. 20-39 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into an Amended Development Agreement with the Republic R-3 School District for Water Line Public Improvements for the Future Early Childhood Education Center.

Council Member Pool motioned for the first reading of Bill 20-39 by title only. Council Member Deichman seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Andrew Nelson provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Mr. Nelson with any questions prior to the next meeting.

8. A Public Hearing of the City Council of the City of Republic, Missouri, Regarding Approving the Annexation of Approximately 0.22 Acres of Land Located Northeast of the Northeastern Right of Way Line of Missouri State Route 360 and Adjacent Right of Way.

Mayor Russell opened the Public Hearing at 6:39 p.m. Karen Haynes spoke regarding the annexation. Nobody came forward so Mayor Russell closed the Public Hearing at 6:42 p.m.

9. 20-40 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 0.22 Acres of Land Located Northeast of the Northeastern Right of Way Line of Missouri State Route 360 and Adjacent Right of Way.

Council Member Pool motioned for the first reading of Bill 20-40 by title only. Council Member Wilson seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike,

and Wilson. 0 Nay. Motion Carried. Information on this bill was presented by Karen Haynes during the Public Hearing.

10.20-41 An Ordinance of the City Council of the City of Republic, Missouri Approving a Special Use Permit to Operate a Group Daycare for Children in a Residential Zoning District Located at 432 South Sherwood Avenue to Megan Sierk.

Council Member Updike motioned for the first reading of Bill 20-41 by title only. Council Member Wilson seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Mr. Tabor with any questions prior to the next meeting.

11.20-42 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 V, "Building and Construction," Chapter 500, "Building Codes and Building Regulations," Article I, "Adoption of Building Codes," Regarding Snow Load.

Council Member Franklin motioned for the first reading of Bill 20-42 by title only. Council Member Pool seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Andrew Nelson provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Mr. Nelson with any questions prior to the next meeting.

12.20-43 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 VI, "Land Use," Chapter 405, "Zoning Regulations," Article IV, "A Planned Development District," Regarding Planned Development Districts.

Council Member Pool motioned for the first reading of Bill 20-43 by title only. Council Member Updike seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, 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 Ms. Haynes with any questions prior to the next meeting.

13.20-44 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Charlotte's Mill Subdivision.

Council Member Franklin motioned for the first reading of Bill 20-44 by title only. Council Member Deichman seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, 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 Ms. Haynes with any questions prior to the next meeting.

Other Business (Resolutions)

14.20-R-33 A Resolution of the City Council of the City of Republic, Missouri Adopting the 2020 Multi-Jurisdictional Hazard Mitigation Plan.

Motion was made by Council Member Wilson and seconded by Council Member Updike to approve Resolution 20-R-33. Lynn Hollandworth provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

15. 20-R-34 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Greenfield Estates, a Residential Subdivision Consisting of Approximately 23.48 Acres Located in the 7500 Block of West Farm Road 174.

Motion was made by Council Member Deichman and seconded by Council Member Pool to approve Resolution 20-R-34. Karen Haynes provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

16. 20-R-35 A Resolution of the City Council of the City of Republic, Missouri, Awarding the Financial Advisor Services and Authorizing the City Administrator to Enter into an Agreement for Said Services.

Motion was made by Council Member Pool and seconded by Council Member Deichman to approve Resolution 20-R-35. Debbie Parks provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

17. 20-R-36 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Execute a First Change Order for the Parking Lot and Driveway Paving at the Republic Animal Control Facility.

Motion was made by Council Member Updike and seconded by Council Member Pool to approve Resolution 20-R-36. Andrew Nelson provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

18. 20-R-37 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Execute a First Change Order for the Fencing and Kennel Construction at the Republic Animal Control Facility.

Motion was made by Council Member Wilson and seconded by Council Member Franklin to approve Resolution 20-R-37. Andrew Nelson provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

19. 20-R-38 A Resolution of the City Council of the City of Republic, Missouri, Awarding the Design, Engineering, and Architectural Services Relating to the Development of a New Community Development/Public Works Building and Authorizing the City Administrator to Enter into an Agreement for Said Services.

Motion was made by Council Member Pool and seconded by Council Member Updike to approve Resolution 20-R-38. Andrew Nelson provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

20. 20-R-39 A Resolution of the City Council of the City of Republic, Missouri, Awarding the Bid for the Drury Lane Extension.

Motion was made by Council Member Wilson and seconded by Council Member Deichman to approve Resolution 20-R-39. Garrett Brickner provided an overview of the Resolution. The vote

was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

21. 20-R-40 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the Purchase of Waterline Materials for the Convoy of Hope Project.

Motion was made by Council Member Deichman and seconded by Council Member Self to approve Resolution 20-R-40. Garrett Brickner provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

22. 20-R-41 A Resolution of the City Council, of the City of Republic, Missouri, Authorizing the City Administrator to Dispose of Two American General Humvees.

Motion was made by Council Member Wilson and seconded by Council Member Franklin to approve Resolution 20-R-41. Brian Sells provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

Reports from Staff

City Administrator David Cameron acknowledged staff for the 22 items on the agenda. Mr. Cameron thanked Scott, who worked over the weekend. There is a lot of development and opportunity going on and it is no short order. Mr. Cameron encouraged people to look at this from the community perspective. Mr. Cameron shared he appreciates the work to get this done. Mr. Cameron stated he asked Scott and Laura to go the extra mile to get this one done to meet the timelines for these projects. Mr. Cameron shared he visits the project about 3 times a week and appreciates the work to make this event including setting up the room as well as presenting. Mr. Cameron said he hopes it continues as it demonstrates what is going on.

City Administrator David Cameron acknowledged we have made some adjustments to developments. Mr. Cameron stated when something isn't working or is cost prohibitive for development, staff decides if there is something in code that needs to be changed to improve the process. Mr. Cameron shared we work with the development community responsibly. Mr. Cameron acknowledged this is the second PDD Amendment. The other was changed a couple years ago with Valley Trails, but staff found improvements to that amendment. Mr. Cameron explained that people ask why it is so good to do business with us, but we move swiftly to make things happen. If something needs to be modified every two years to make processes improve, that is okay.

City Administrator David Cameron thanked Lynn for his work on the mitigation plan and acknowledged that there are things that have already been completed on it due to the delays from COVID. There was a lot of work done on this by Lynn as well as keeping us safe during storm season, and at the gotMud? run.

City Administrator David Cameron acknowledged the work of Parks and Recreation, Public Safety staff, and public works for working 4 consecutive weekends for the great events Parks planned. Both gotMud? runs were outstanding, Have a Blast was fantastic and Mr. Cameron appreciated the effort to spread the community out for safety. Mr. Cameron acknowledged that four weekends in a row, including Labor Day is a lot, but Mr. Cameron shared he has tremendous pride in staff and their demonstration of what a public servant is. Mr. Cameron stated it has been a rough year but to pull these off responsibly is great. Mr. Cameron stated our job is to serve the public and appreciates being the leader of those who sacrificed their weekends to serve. Mr. Cameron praised Jared and his team for being first class and that attitude reflects Jared's leadership.

City Administrator David Cameron thanked Public safety. Mr. Cameron spoke about them using tanker trucks to run water to the gotMud? run. Mr. Cameron shared that staff is still there after the event and work the next morning to clean up and make it look like a park again.

City Administrator David Cameron spoke about the transportation needs of the city and shared we need to take a look at how we are going to recover. Mr. Cameron shared there are 1000 dwellings in process, which represents 10 cars per day. We will have to look at the impact this will have on the streets. Mr. Cameron shared we have to figure out ways to recover our streets and may share some of that work with the developments. Mr. Cameron acknowledged that putting it on a ballot issue isn't going to solve some of those streets. Mr. Cameron said we will take this into consideration with the development community and take a good hard look at developing and improving our transportation system.

City Administrator David Cameron thanked Council for their time last Friday spent on the Bus Tour. Mr. Cameron stated we don't take their time lightly and was sorry not everyone could go, but will take anyone who missed it on the tour. Mr. Cameron shared there are other people asking to go and we will offer it again. Mr. Cameron thanked Ryan Squibb for his participation and stated it was great to have him there. Mr. Cameron shared we are trying to be open and transparent as best we can. Mr. Cameron said there is a lot of opportunity for this community with the alignment of our Mayor, Council, leadership and staff. Mr. Cameron shared what we do is intentional and it was fun to showcase what is going on in the community. Mr. Cameron shared his appreciation for the leadership in this room and the work and vision going on. Mr. Cameron shared there are some tough decisions in the future and he looks forward to communicating this in the future. Mr. Cameron said the best is yet to come.

Council Member Franklin thanked Mr. Cameron and all the staff that made the bus tour possible. Mr. Franklin shared it is a vital tool and excellent opportunity for all of us. Mr. Franklin shared he is thankful for the tour as well as the animal control facility. Thanks for all the weekends worked for creating fun and memories for our community. Mr. Franklin shared he is thankful for all city staff keeping us moving.

Andrew Nelson announced to Council that the Animal Control Facility's grand opening is this Saturday from 10-2.

Council Member Pool shared she appreciated the tour because she had no idea that we had as many businesses as they have in the business parks. Mrs. Pool shared she was elated to think that we have grown that much in the length of time we have been consolidated. Mrs. Pool shared her appreciation to David for his time and effort put in to this work. Mrs. Pool shared she had no idea it was so developed. Mrs. Pool shared she is looking forward to Convoy of Hope.

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.

Motion was made by Council Member Deichman and seconded by Council Member Franklin at 7:42 to go into Executive Session under RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record. and RSMo 610.021.3 Hiring, firing, promotion or disciplining personnel. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 8 Aye – Self, Franklin, Pool, Wilson, Deichman, Russell, Updike, and Mitchell. 0 Nay. Motion carried.

Motion was made by Council Member Franklin and seconded by Council Member Pool to adjourn the Executive Session Meeting at 8:08 p.m. A roll call vote was taken. The vote was 8 Aye-Pool, Updike, Self, Mitchell, Deichman, Wilson, Franklin, and Russell. 0 Nay. Motion carried.

Adjournment

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor

DRAFT



Record Destruction Request

Form

MISSOURI RETENTION MANUAL CODE	NAME/DATE OF RECORDS TO BE DISPOSED	DATE(S) OF DOCUMENTS	RETENTION TIME NEEDED FOR RECORD
GS 064 Training Records	Supervisor Meeting/Training-Program Material-Sign in Sheets/attendance record	February 2017-September 2017	2) Program materials, retain 3 years
GS 090 Unemployment Insurance Case Files	Unemployment Claims	1995	2 years after last action



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-39 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into an Amended Development Agreement with the Republic R-3 School District for Water Line Public Improvements for the Future Early Childhood Education Center.

Submitted By: Andrew Nelson, Republic BUILDS Director

Date: September 15, 2020

Issue Statement

Amending the existing Agreement to not include the costs of labor to install the waterline for the Early Childhood Center for reimbursement.

Discussion and/or Analysis

The Community Development Department wishes to not charge the costs of the labor for the installation of waterline associated with the construction of the Early Childhood Development Center. After re-evaluation of the waterline and the improvements of service to the area the City was able to replace an aging main connection with a 10" loop. In similar developer agreements where there is a mutual benefit to both parties, the City has opted to contribute the labor costs of the installation to the project. This would reduce the cost invoiced to the School from \$44,973.13 to \$29,025. The City would recoup all costs outside of the staff labor in this invoiced amount.

Recommended Action

Staff recommends approval.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AMENDED
DEVELOPMENT AGREEMENT WITH THE REPUBLIC R-3 SCHOOL DISTRICT FOR
WATER LINE PUBLIC IMPROVEMENTS FOR THE FUTURE EARLY CHILDHOOD
EDUCATION CENTER**

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 Republic R-3 School District (“District”) is the owner of real property commonly located at 518 N Hampton Ave (“Property”) located in the City of Republic; and

WHEREAS, on February 4, 2020, in Ordinance 20-01, the Council authorized a development agreement with the District for public water line improvements for a new early childhood education center on the Property; and

WHEREAS, after starting the project, the City re-evaluated the water line public improvements and replaced an aging water main connection with a 10” loop; and

WHEREAS, after re-evaluating this project and recognizing the benefit to the City, the City opted to contribute the labor costs for this project; and

WHEREAS, the Parties desire to enter into an amended development agreement to formalize the terms of the water line public improvements on the Property; and

WHEREAS, the City Council finds that this amendment to the development agreement is in the best interest of the City as it will benefit the community through the continued cooperation between the City and the District.

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

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

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.09.14 11:20:00
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

DEVELOPMENT AGREEMENT ADDENDUM NUMBER ONE

THIS DEVELOPMENT AGREEMENT ADDENDUM NUMBER ONE (“Addendum”) is entered into this ____ day of _____, 2020, by and between the City of Republic Missouri (“City”) and the Republic R-3 School District (“District”). The City and District are collectively addressed as the “Parties.”

WITNESSETH:

WHEREAS, on February 4, 2020, in Ordinance 20-01, the Council authorized a development agreement with the District for public water line improvements for a new early childhood education center on the Property, and

WHEREAS, the Parties previous entered into a Development Agreement dated March 23, 2020, and

WHEREAS, after starting the project, the City re-evaluated the water line public improvements and replaced an aging water main connection with at 10” loop, and

WHEREAS, due to the replacement of the aging water main, there was a benefit to the City in addition to the District, the City has agreed not to charge the District for the labor of City employees used on this Project, and

WHEREAS, the Parties desire an addendum to the Contract to modify certain terms and conditions.

NOW, THEREFORE, the Parties agree as follows:

1. Contract Amendment:

a. Paragraph 3(a)(iii) shall be amended to read:

City shall be reimbursed by District all the actual costs incurred by City in the Public Improvements shown on Exhibit B, attached hereto and incorporated by reference into this Agreement, in the highlighted red in color, including, but not limited to, materials, labor of contractor and subcontractors but not the labor for City employees, equipment, tools, water, utilities, transportation, taxes, local, state, and federal public works laws and regulations and all other services and facilities necessary for the execution and completion of the Public Improvements pursuant to this Agreement. Payment by District to City under this paragraph shall be made within 60 days after City has completed all the Public Improvements and after District is invoiced for the Public Improvements by City.

- 2. No Other Modification: Except as specifically modified by this Addendum under Paragraph 1, Contract Amendment, each and every other term and condition of the Agreement shall remain unchanged and in full force and effect without modification.

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

DISTRICT/OWNER

Republic R-3 School District

By _____

Title _____

ATTEST:

By _____

Title _____

APPROVED AS TO FORM:

By _____

Title _____

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CITY OF REPUBLIC


David Cameron, City Administrator

Attest: Laura Burbridge, City Clerk

Approved as to finance and budgetary purposes:

Debbie Parks, Finance Director

Approved as to Form:

 Digitally signed by Scott Ison
Date: 2020.09.14 08:43:04 -05'00'

Scott Ison, City Attorney

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AGENDA ITEM ANALYSIS

Project/Issue Name: 20-40 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 0.22 Acres of Land Located Northeast of the Northeastern Right of Way Line of Missouri State Route 360 and Adjacent Right of Way.

Submitted By: Karen Haynes, Community Development Department

Date: September 15, 2020

Issue Statement

The City of Republic's Community Development Department received a Voluntary Annexation Application from Tarasa LLC for the Annexation of approximately zero point two-two (0.22) acres of land identified as having PIN 881434100008.

Discussion and/or Analysis

The property owner, Tarasa LLC, has submitted a Voluntary Annexation Request for the subject parcel for a future commercial/industrial development.

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

The Future Land Use designation of the subject parcel is Neighborhood Commercial. The Neighborhood Commercial Future Land Use designation includes commercial uses permitted in the Local Commercial (C-1) Zoning District. Development in the vicinity of the subject parcel is industrial and manufacturing.

The Annexation, if approved by City Council, will effectively zone the subject parcel as A-1 (Agricultural) in accordance with City Code Section 435.010.B, which requires all annexed properties to be classified in the zoning district corresponding to Greene County's zoning designation.

Recommended Action

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

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING THE ANNEXATION OF APPROXIMATELY 0.22 ACRES OF LAND LOCATED NORTHEAST OF THE NORTHEASTERN RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 360 AND ADJACENT RIGHT-OF-WAY

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

WHEREAS, a voluntary petition for the annexation of approximately 0.22 acres of land located northeast of the northeastern right of way line of Missouri State Route 360 and adjacent right-of-way has been filed with the Community Development Department; and

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

WHEREAS, the City Council of the City of Republic held a Public Hearing on the said petition on September 15, 2020, such hearing being held not less than fourteen days nor more than sixty days after the receipt of the petition requesting annexation; and

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

WHEREAS, notice of said Public Hearing was published August 29, 2020, in the *Springfield News-Leader*, a newspaper of general circulation authorized to publish legal notices, such Public Hearing being held not less than seven days after the date of publication of such notice; and

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

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

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

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

Approximately 0.22 acres generally located northeast of the northeastern right of way line of Missouri State Route 360 and adjacent right-of-way

ANNEXING A PORTION OF THE LAND DESCRIBED AND RECORDED IN BOOK 2020, PAGE 030402-20 IN THE GREENE COUNTY RECORDERS OFFICE. SAID LAND BEING SITUATED IN THE NE1/4 OF SECTION 34, T29N, R23W IN GREENE COUNTY, MISSOURI. PORTION BEING ANNEXED IS DESCRIBED AS FOLLOWS. ALL THAT PART OF THE NE1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 34,

T29N, R23W LOCATED NORTHEAST OF THE NORTHEASTERN RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 360, A.K.A. JAMES RIVER EXPRESSWAY.

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

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

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

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


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

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.09.12 13:51:58 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

VOLUNTARY PETITION FOR ANNEXATION TO
THE CITY OF REPUBLIC

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

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

(LEGAL DESCRIPTION ATTACHED)

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

Dated this 25th day of August, 2020.

Owner's Signature: [Signature]
FOR T-Rose, LLC

Date: 8/25/2020

State of Missouri)
) ss
County of Polk)

I, Charlie Greer, a notary public, do hereby certify that on the 25th day of August 2020 personally appeared before me, Dan Holt, who being by me first duly sworn, (severally) declared that he is (they are) the person(s) who signed the foregoing document, and that the statements therein contained are true.

[Signature]
Notary Public



CHARLIE GREER
My Commission Expires
October 16, 2022
Polk County
Commission #18234697
(NOTARIAL SEAL)



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-41 An Ordinance of the City Council of the City of Republic, Missouri Approving a Special Use Permit to Operate a Group Daycare for Children in a Residential Zoning District Located at 432 South Sherwood Avenue to Megan Sierk.

Submitted By: Megan Sierk

Date: September 14, 2020

Issue Statement

Megan Sierk has applied for a Special Use Permit for the operation of a Group Day Care Home from her residence at 432 South Sherwood Avenue.

Discussion and/or Analysis

The subject property of this application is identified as Lot 41 of Sunshine Estates Phase 2, which is comprised of approximately 0.18 acres of land. The Applicant currently resides at the dwelling unit (1,394 SF) occupying the premises. The zoning for this lot is High Density Single-Family Residential (R1-H). The property borders residential dwellings to the north, south, and east.

The Applicant is seeking the approval of this permit to provide a structured environment for students attending school virtually.

This application for a Special Use Permit for a Group Day Care Home, if approved, would allow the provider to care for not more than ten (10) children, not related to the provider. The provider is limited to caring for no more than two (2) children under the age of two (2) years without the support of a full-time adult assistant; with the support of a full-time adult assistant the provider may care for a maximum of four (4) children under the age of two (2).

The Applicant currently has a general business license with the City to operate as a Family Day Care Home. Such a license allows her to care for as many as six (6) children where the maximum number of children under the age of two (2) years is three (3).

The Applicant has applied with the State of Missouri Department of Health and Senior Services for a Family Child Care Home License on the subject property. Under Missouri law, this license would allow

the provider to care for “no more than ten (10) children, unrelated, for any part of the twenty-four (24) hour day”. The State has indicated that issuance of a license requires conformance with the municipal zoning code. In this case, such conformance would come in the form of approval of this Special Use Permit.

The addition of ten (10) children to the premises is expected to have only an incidental effect on Sanitary Sewer and Water infrastructure. Any traffic added by this operation, not originating from the Sunshine Estates subdivision, would likely approach from either Miller Road, a secondary arterial, or Basswood Avenue, a collector.

This Special Use Permit, were it approved, would be subject to a five year limit, renewable in accordance with the procedures set forth in Municipal Code Section 405.680.

Recommended Action

Staff recommends the approval of the proposed Special Use Permit for Megan Sierk at 432 South Sherwood but would like the Planning and Zoning Commission to consider placement of a condition on said permit.

Due to the circumstances surrounding the concurrent application for this Special Use Permit to operate as a Group Day Care Home and the Family Child Care Home License from the State, it is Staff’s recommendation that a condition be placed on the Special Use Permit requiring the Applicant be in possession of the aforementioned State License in order to operate as a Group Day Care Home.

Staff recommends the following language for the condition on this permit:

It shall be unlawful for any person to establish, maintain or operate a child day care center for children or to advertise as being able to perform services for a child day care center without having, in full force and effect, a written license granted by the Missouri Department of Health and Senior Services (State license) [Municipal Code Section 605.015. Subsection F].

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING A SPECIAL USE PERMIT TO OPERATE A GROUP DAYCARE FOR CHILDREN IN A RESIDENTIAL ZONING DISTRICT LOCATED AT 432 SOUTH SHERWOOD AVENUE TO MEGAN SIERK

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 Megan Sierk (“Applicant”), to operate a group daycare for children located at 432 South Sherwood Avenue (“Property”); and

WHEREAS, a notice of the date and time of public hearings concerning this application was published on August 26, 2020, in *The Greene County Commonwealth*, a newspaper of general circulation in the City of Republic, 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 September 14, 2020, after which they recommended the approval of the application by a vote of 5 Ayes to 0 Nays; and

WHEREAS, Section 405.670 of the City of Republic’s Municipal Code of Ordinances authorizes the City 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 City Council at its regular meeting held on September 15, 2020, 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. That a Special Use Permit is hereby approved for Applicant, Megan Sierk, to operate a group daycare for children on the Property located at 432 South Sherwood Avenue, otherwise described as follows:

All of Lot Forty-one (41), FINAL PLAT SUNSHINE ESTATES PHASE II, City of Republic, GREENE County, Missouri, according to the recorded plat thereof.

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

- A. The application.
- B. Before any group daycare for children by the Applicant at the Property is established, maintained, operated, or advertised, the Applicant shall first have in full force and effect a written license granted to the Applicant

for the Property by the Missouri Department of Health and Senior Services for the group daycare service for children.

- C. To provide care for not more than 10 children, not related to the Applicant. The Applicant is limited to caring for no more than 2 children under the age of 2 years without the support of a fulltime adult assistant; with the support of a full-time adult assistant, the Applicant may care for a maximum of 4 children under the age of 2.
- D. The special use permit shall expire and/or terminate:
 - 1. At such time of sale or transfer of the Property subject to this special use permit.
 - 2. Upon death of the Applicant.
 - 3. Upon transfer of the special use for which the permit is granted.
 - 4. Abandonment of the special use for which the 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.

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

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


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

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.09.14 20:12:45
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____



Special Use Permit Application

Community Development Department
Phone: (417) 732-3150
Email: permits@republicmo.com

NOTICE: Fees for this application will be collected at the time of submission

Application Date: 8/10/20 Case No: 20-001

Site Information		Site Address: <u>432 S. Sherwood Ave, Republic</u>		
		Legal Description:		
Legal Description <i>(office use only)</i>	PIN:	Lot Number:	Subdivision:	Zoning:
Legal Owner Information		Name: <u>Megan Sierk</u>		
Address: <u>432 S. Sherwood Ave</u>		City: <u>Republic</u>		State: <u>MO</u>
Email Address: <u>teachingmegan@gmail</u>		Phone Number: <u>417-880-2514</u>		Zip: <u>65738</u>
Project Interest: <u>Daycare</u>				
Owner Representative Information		Name:		
		Relation to Owner: <u>Self</u>		
Address:		City:		State:
Email Address:		Phone Number:		Zip:
Project Information		Use Requested: <u>Daycare</u>		
Summary of Applicant Request:		<u>In-home childcare for 9 children (non-related) ages 5-10.</u>		

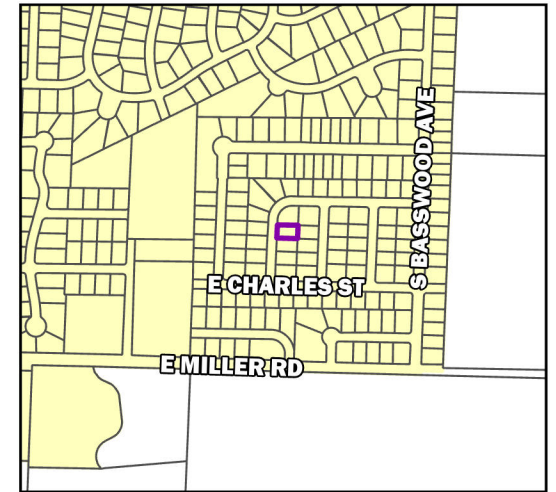
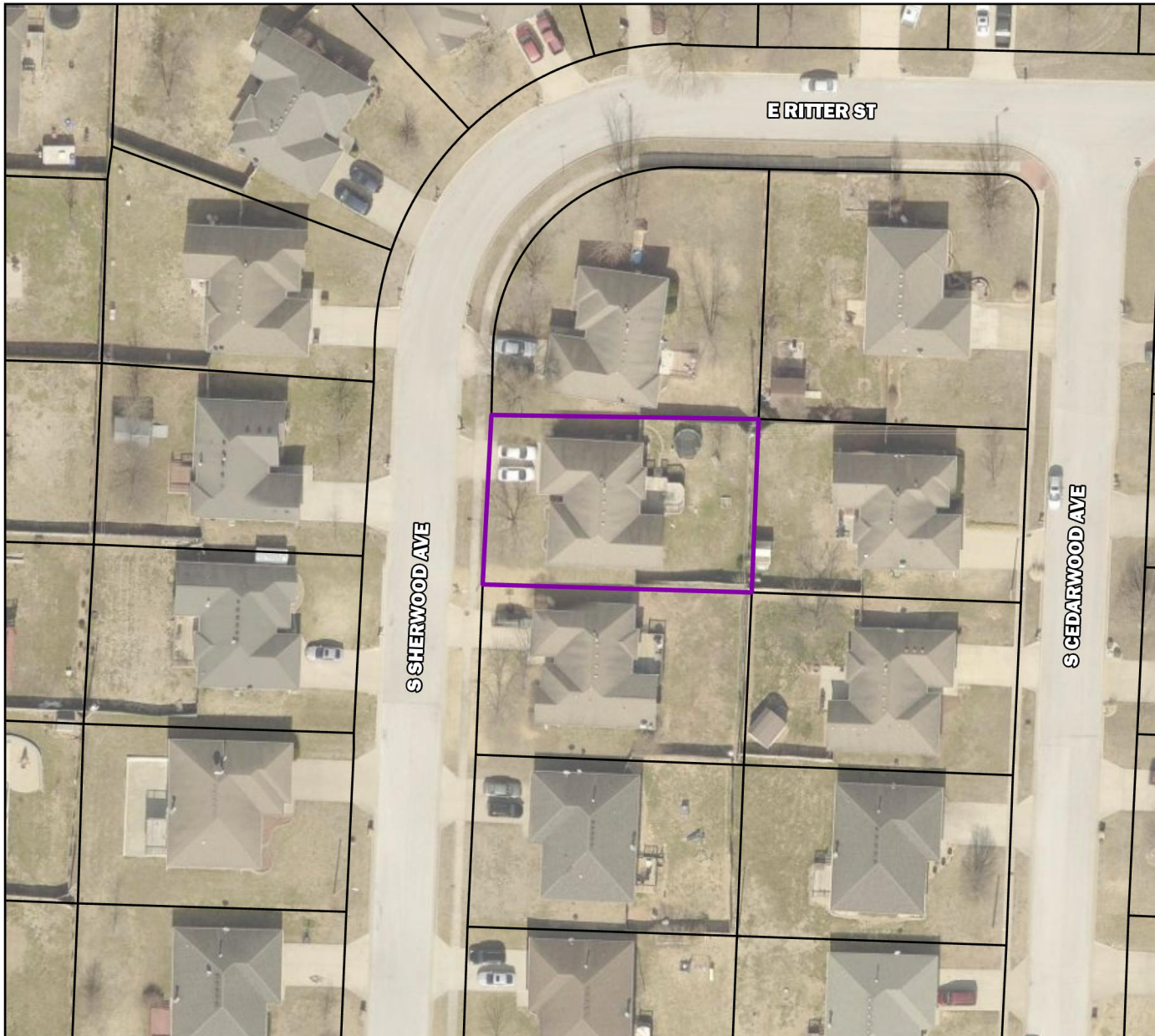
By signing this application form, I hereby acknowledge that the information I have provided is complete and accurate to the best of my knowledge. Furthermore, I acknowledge my responsibility to conform to the applicable federal, state and local regulations pertaining to the project described by this application and attachments. I also understand that this application will expire within 180 days of the date of my signing, unless extended in writing by the Building Official.

Date: 8/10/20 Name (please print): Megan Sierk Signature: Megan Sierk

SU 20-001: 432 South Sherwood Avenue

Item 5.

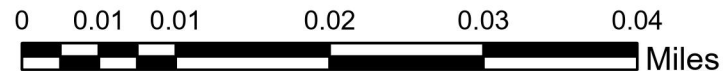
Vicinity Map



Legend

-  Parcels
-  SU 20-001
-  Republic City Limits

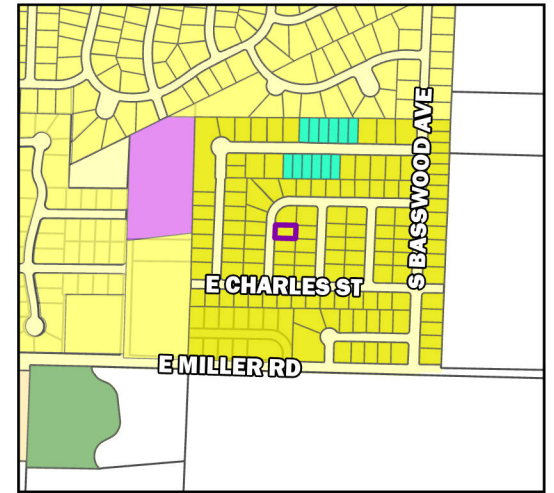
Parcel Owner: Justin Sierk
Parcel Address: 432 S Sherwood Ave
Area: 0.18 Acres
Requested Use: Group Home Day Care
Zoning: High Density Single Family Residential (R1-H)



SU 20-001: 432 South Sherwood Avenue

Item 5.

Zoning Map



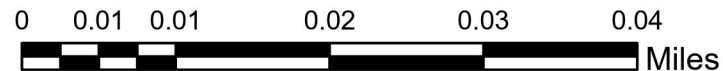
Legend

- Parcels
- SU 20-001
- Republic City Limits

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

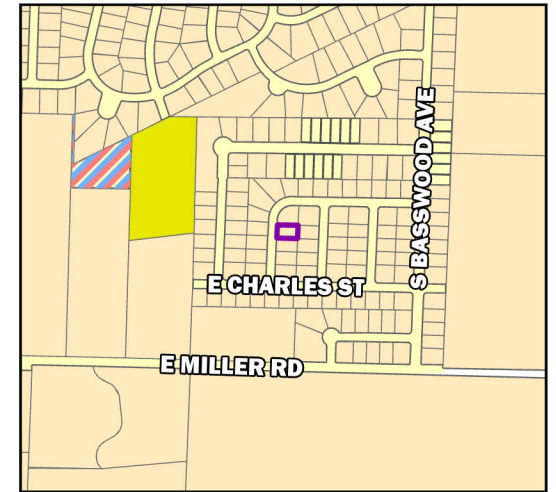
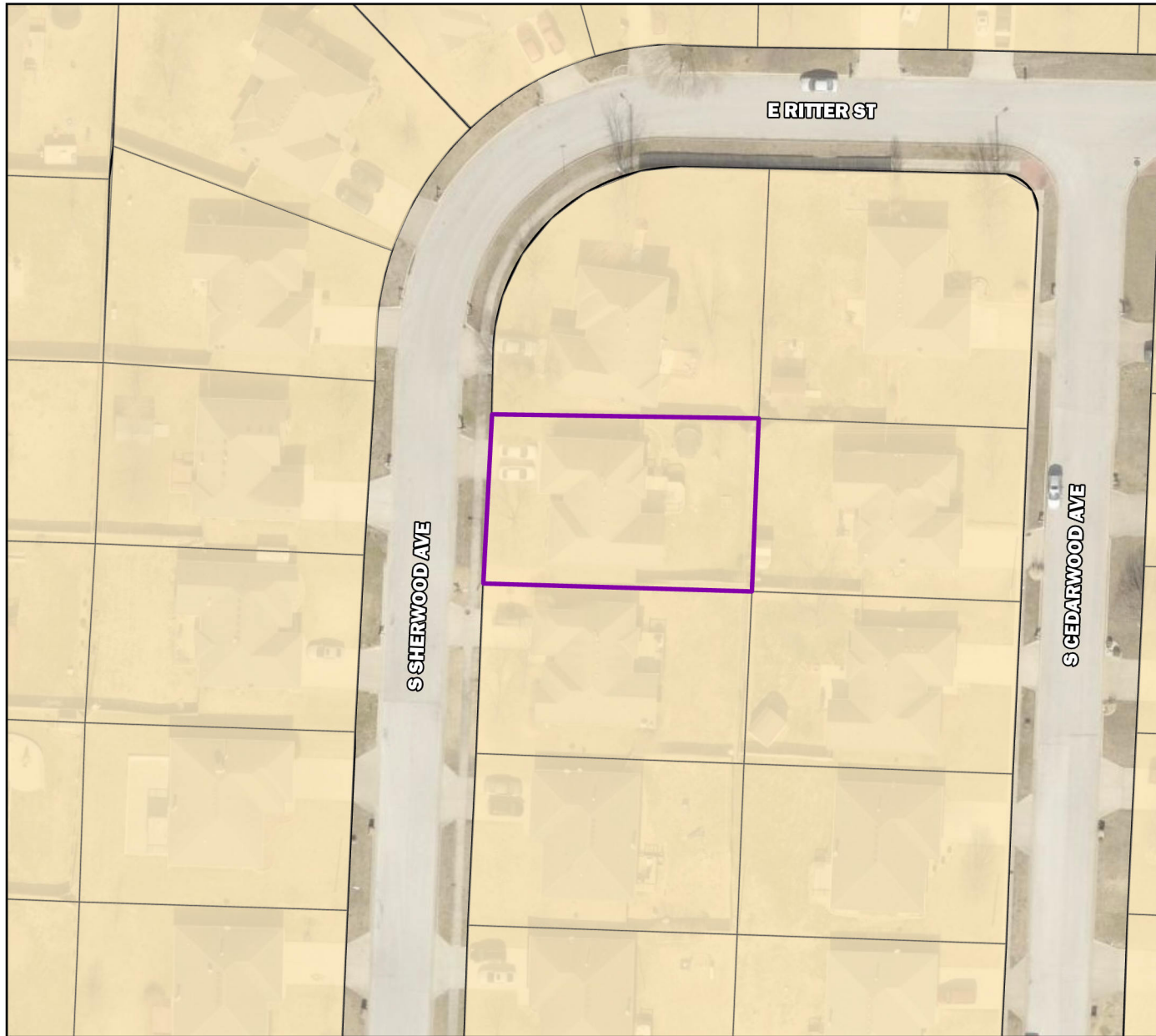
Parcel Owner: Justin Sierk
Parcel Address: 432 S Sherwood Ave
Area: 0.18 Acres
Requested Use: Group Home Day Care
Zoning: High Density Single Family Residential (R1-H)



SU 20-001: 432 South Sherwood Avenue

Item 5.

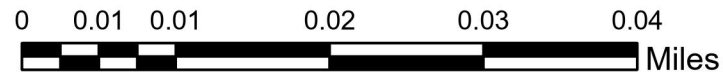
Future Land Use Map



Legend

- Parcels
- SU 20-001
- Republic City Limits
- Future Land Use**
 - Low Density Residential
 - High Density Residential
 - Med Density Residential
 - Main Street District
 - C-1
 - C-2
 - M-1
 - M-2
 - Park
 - Planned Business Park
 - Public Land Use
 - School Land Use

Parcel Owner: Justin Sierk
Parcel Address: 432 S Sherwood Ave
Area: 0.18 Acres
Requested Use: Group Home Day Care
Zoning: High Density Single Family Residential (R1-H)



**Section 405.670. Generally. [Ord. No. 03-56 §1, 8-25-2003;
Ord. No. 11-03 §1, 3-28-2011; Ord. No. 11-20 §3, 8-8-2011]**

- A. The City Council of the City of Republic may, by special permit following a public hearing advertised as provided in Section 405.980 of the Code of the City of Republic, authorize the location of any of the following buildings or uses in any district except as herein qualified, from which they are otherwise prohibited by this Chapter; provided however, that appropriate conditions and safeguards shall be imposed to protect the public welfare and to conserve and protect property and property values in the neighborhood.
1. Any public building erected and used by any department of the City, County, State or Federal Government.
 2. Commercial amusement or recreational development for temporary or seasonal periods.
 3. Cemetery or mausoleum on a site of twenty (20) acres or more; provided that any mausoleum shall be located at least two hundred (200) feet from any street or lot line.
 4. Hospitals and institutions, except institutions for criminals and for persons who are mentally ill or have contagious diseases; provided however, that such buildings may occupy not over twenty-five percent (25%) of the total area of the lot or tract and will not have any serious depreciating effect upon the value of the surrounding property; and provided further, that the buildings shall be set back from all yard lines heretofore established an additional distance of not less than two (2) feet for every foot of building height, and that adequate off-street parking space will be provided.
 5. Greenhouses and plant nurseries.
 6. Radio or television broadcasting tower or station over fifty (50) feet in height.
 7. (Reserved)
 8. Guyed or lattice telecommunication towers located in "AG" or "C-2" Districts, when complying with the regulations in Section 405.170(B)(8).
 9. Monopole telecommunications towers located in any district, when complying with the regulations in Section 405.170(B)(8).

Section
405.670

Section
405.670

10. Group day-care homes in any residential district with the permit to have a five-year limit and the permit may be renewed following the process set forth in Section 405.680. **[Ord. No. 15-01 §1, 1-26-2015]**
11. Commercial office uses located in any residential district which are associated with low traffic volumes such as accounting, architecture, drafting, engineering, law and associated professional consulting services as approved by the Planning and Zoning Commission and City Council.
12. Neighborhood markets, convenience stores and gasoline/fuel stations located in residential districts.
13. (Reserved)
14. The sale of merchandise by traveling vendors, under tents or other temporary facilities, located in "C-1", "C-2", "M-1" or "M-2" Districts. Temporary facilities shall not be permitted beyond a three (3) month period per year unless permitted as a permanent structure.
15. Veterinary facility or similar establishment located in "C-2", "M-1" or "M-2" Districts for the treatment and boarding of all animals, large and small.
16. The temporary use of land for purposes associated with the support of active public improvements projects. The use of the land must comply with all applicable State and Federal regulations regarding environmental quality and protection. Each special use permit for this purpose shall be considered on a case-by-case basis and considerations in reviewing and approving the application for a special use permit shall include, but not be limited to:
 - a. Intensity of the use relative to the surrounding land uses, especially in terms of noise, dust, odor, etc.
 - b. Volume and type of traffic generated by the use.
 - c. Potential impacts on water, air, and soil quality.
 - d. Whether more appropriate alternative sites exist.
 - e. The length of time requested for the special use of the land.

Section
405.670

Section
405.680

- f. Potential impacts on public services including water supply, wastewater treatment, fire protection, law enforcement, etc.

If Council determines to issue a special use permit for temporary use of land under this paragraph, the permit term will generally expire sixty (60) days after the completion date of the contracted for services and/or uses as set forth in the plans or the contract presented to the City during the review process. If the documents provided to the City do not state an end date for the contracted for services and/or uses then Council may establish the length of term for the special use permit. Upon approving a special use permit, Council may grant staff the discretion to extend the permit twice for a period of no greater than ninety (90) days each. Any extension beyond those described above shall be subject to Council approval.

Section 405.680. Permit. [CC 1999 §26-62; Ord. No. 03-80 §1, 11-24-2003]

Before the issuance of any special permit for any of the above buildings or uses, the application therefore shall be submitted to the City Planning and Zoning Commission for study and report regarding the effect of such proposed building or use upon the character of the neighborhood and upon traffic conditions, public utility facilities and other matters pertaining to the public health, public safety or general welfare. A processing fee in the amount of one hundred seventy-five dollars (\$175.00) shall be paid to the City upon receipt of an application for a special use permit. No action shall be taken upon any application for a proposed building or use above referred to until and unless the report of the Commission has been filed, but such report shall be made within sixty (60) days after the matter has been referred to it. If the Planning and Zoning Commission recommends against the issuance of the special permit, then it may be issued only by an affirmative three-fourths (¾) vote of the City Council.



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-42 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 V, "Building and Construction," Chapter 500, "Building Codes and Building Regulations," Article I, "Adoption of Building Codes," Regarding Snow Load.

Submitted By: Karen Haynes, Community Development Department

Date: September 15, 2020

Issue Statement

Consideration to approve an Amendment to Section 500.001 Adoption of the 2018 International Building Code (IBC) relating to the City's adopted Ground Snow Load.

Discussion and/or Analysis

The IBC provides Figure 1608.2 Ground Snow Loads, with a Ground Snow Load of 15 pounds per square foot for the middle and southern portion of Greene County and all of Christian County; the City of Republic lies in the southwest portion of Greene County and the northwest portion of Christian County.

The Amendment proposes revising the Ground Snow Load from 20 pounds per square foot to the IBC recommended 15 pounds per square foot for our area; the standard is used in determining the design snow loads for roofs during engineering design.

Recommended Action

Staff recommends approval.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
AMENDING THE MUNICIPAL CODE OF THE CITY OF REPUBLIC, MISSOURI, BY
AMENDING TITLE V, "BUILDING AND CONSTRUCTION," CHAPTER 500, "BUILDING
CODES AND BUILDING REGULATIONS," ARTICLE I, "ADOPTION OF BUILDING
CODES," REGARDING SNOW LOAD**

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 of Republic has recognized the need to apply minimum standards of construction that provide a reasonable level of health and safety for building occupants and first responders; and

WHEREAS, the Community Development Department has recommended the ground snow load be set at 15 pounds per square foot in accordance with the geographic location of the City; and

WHEREAS, the Council deems it necessary to amend the Municipal Code as it relates to the 2018 International Building Code regarding the ground snow load to provide efficient and effective services to the public in the application of building code regulations.

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

Section 1. Title V, "Building and Construction," Chapter 500, "Building Codes and Building Regulations," Article I, "Adoption of Building Codes" is hereby amended by amending Section 500.001, "Adoption of The 2018 Edition of The International Building Code" to read as follows:

Section 500.001 Adoption of The 2018 Edition of The International Building Code

A certain document, one (1) copy of which is on file in the office of the Building Official of City of Republic, Missouri, being marked and designated as the International Building Code, 2018 Edition, including Appendices C, F, G, H, I, K, and N, as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Republic in the State of Missouri for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties,

conditions and terms of said Building Code on file in the office of the Building Official are hereby referred to, adopted, and made a part hereof, as if fully set out in this Section, with the following additions, insertions, deletions and changes.

The following Sections are hereby revised:

- Section 101.1
 - Insert: City of Republic, Missouri [as NAME OF JURISDICTION]
- Section 1612.3
 - Insert: City of Republic, Missouri [as NAME OF JURISDICTION] and December 17, 2010 [as DATE OF ISSUANCE]
- Section 1608.2 Ground Snow Load
 - Replace with "The ground snow load for the City of Republic, Missouri shall be a minimum of ~~20~~ 15 pounds per square foot."

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

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

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

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


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

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.09.12 15:08:01
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-43 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 IV, "A Planned Development District," Regarding Planned Development Districts.

Submitted By: Karen Haynes, Community Development Department

Date: September 15, 2020

Issue Statement

Consideration to amend Article IV A Planned Development District (PDD), relating to the Plan Procedure, requirements of the Development Plan, and Platting requirements for PDD's.

Discussion and/or Analysis

The proposed Amendments include revised language to the following Sections, in addition to minor language revisions.

Section 405.230 Procedure

The proposed Amendment to Section 405.230 Procedures removes the requirement for at least a three-quarters (3/4) vote of the total membership of City Council if the Planning and Zoning Commission had not recommended approval of the PDD Application; the referenced vote is not required by Missouri State Statute.

Section 405.240 Development Plans

The proposed Amendment requires a PDD Application to be in conformance with other adopted plans of the City of Republic, in addition to the Comprehensive Plan. These Plans include, but are not limited to the Transportation Plan, Land Use Plan, Future Land Use Map, Parks Master Plan, and Water and Wastewater Master Plans.

Section 405.260 Platting

The proposed Amendment to phased and unphased development, requires completion of the construction and approval of the Final Plat within a specified timeframe. In instances when phased construction is not planned, improvements and approval of the Final Plat must be completed within four (4) years. In phased construction, the first phase must be completed within two (2) years of the date of approval of the Development Plan and all subsequent phases must be constructed and the Final Plat approved within eight (8) years.



Recommended Action

Staff recommends the approval of Amendments to the Planned Development District (PDD) Ordinance.

**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 IV, "A PLANNED DEVELOPMENT DISTRICT," REGARDING PLANNED
DEVELOPMENT DISTRICTS**

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 of Republic has recognized the need to revise Land Use Regulations dealing with planned developments, and has proposed amendments to address the same; and

WHEREAS, the Community Development Department did, thereafter, submit said revisions to the Planning and Zoning Commission which did set the 14th day of September, 2020, as the date a Public Hearing would be held on such application and proposed revisions; and

WHEREAS, notice of the time and date of Public Hearing was given by publication on August 26, 2020, in The Greene County Commonwealth, a newspaper of general circulation in the City of Republic, such notice being at least 15 days before the date set for the Public Hearing; and

WHEREAS, a Public Hearing was conducted by the Planning and Zoning Commission on September 14, 2020; and

WHEREAS, on September 14, 2020, the Planning and Zoning Commission, by a vote of 5 Ayes to 0 Nays, recommend the approval to revise Land Use Regulations dealing with planned developments and thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the revisions to the Land Use Regulations dealing with planned developments was submitted to the City Council at its regular meeting on September 15, 2020, after which the City Council did proceed to vote to approve the revisions.

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

Section 1. Title IV, "Land Use," Chapter 400, "Zoning Regulations," Article IV, "A Planned Development District" is hereby amended by amending Section 405.200, "Application And Review Of Existing Planned Development District" to read as follows:

Section 405.200 Application And Review Of Existing Planned Development District.

Those Planned Development Districts that are under development at the time of enactment of this ordinance may continue to operate and develop under the processes in place immediately prior to enactment of this ordinance. The legal owner(s) of the real property or a duly authorized representative of such owner or an individual or organization with a legitimate contractual interest in the purchase of the subject real property may submit an application to the Community Development Department seeking approval to proceed with future development of the Planned Development District under the new procedures and processes contained in this Article. The request may be approved, approved with conditions, or disapproved. General guidance in making a determination is to assure that a change will not negatively impact the development as initially proposed; it shall not negatively impact adjacent property; the change will comply generally with the conditions in this Article; and the proposal will be of benefit and be in line with development within the City. The procedure for amendment of a plan set forth in Section 405.270(C) may be used in ~~making~~ **rendering** a decision on the application.

Section 2. Title IV, "Land Use," Chapter 400, "Zoning Regulations," Article IV, "A Planned Development District" is hereby amended by amending Section 405.230, "Procedure" to read as follows:

Section 405.230 Procedure.

A. Planned Developments shall proceed toward the planned improvements, subdivision, and/or marketing according to the following process:

1. Procedure For Rezoning. The applicant shall apply to have the property rezoned in accordance with the hearing process set forth in Section 405.980 of this Chapter. In addition to the legal description of the property to be rezoned, the development plan shall be submitted with the rezoning request and shall be subject to review, modification and approval by the Planning and Zoning Commission and Council as allowed in this Chapter.

2. Development Plan Review. Upon application for a rezone to Planned Development District, the Community Development Department shall arrange for the review of the development plan submitted in accordance with the requirements and provisions of Section 405.240. The Community Development Department staff shall communicate, in writing, any known deficiencies relative to the requirements contained herein as well as a determination of eligibility. Upon the satisfactory completion of that review, the Community Development Department shall arrange for all necessary legal notices and forward the application and development plan to the Planning and Zoning Commission for hearing and consideration. A fee in the amount of five hundred dollars (\$500.00) shall be paid to the City at the time of submittal, to defray the cost of review.

3. Planning And Zoning Commission Consideration. The City's Planning and Zoning Commission will hold a public hearing concerning the application to rezone and the development plan, such hearing having been properly publicized as required for zoning amendments. The purpose of the hearing is for the Commission to find certain facts pertaining to the development plans conformity to the requirements of this Article as well the adopted plans of the City. Upon the closing of the public hearing, the Commission shall render their findings and vote to make a recommendation to the City Council concerning the approval of the proposed Planned Development District rezone and the approval of the development plan.

4. City Council Consideration. The City Council shall receive the findings of facts and recommendation of the Planning and Zoning Commission and will consider whether to approve the proposed Planned Development District rezone by ordinance. ~~If the Planning and Zoning Commission has not recommended approval of the proposed Planned Development District rezone, the ordinance approving the rezone shall not pass except upon the affirmative votes of at least three-quarters (3/4) of the total membership of the City Council.~~

5. Rezoning And Development Plan Approval. Upon approval of the rezoning to Planned Development District, the development plan submitted with the rezoning request shall become the general guiding document for the uses to be established in the Planned Development District. The final plat shall be in substantial conformance with the development plan.

6. Infrastructure Design And Construction. Approved Planned Developments shall be allowed to proceed toward the design and engineering of all necessary public improvements in accordance with the adopted standards and specifications of the City of Republic. All designs shall be reviewed and approved by the Community Development Department and Public Works Department prior to permitting and construction. No construction shall commence except upon the issuance of a permit for the work to be performed.

7. Platting. Upon the acceptance of the construction of all permitted infrastructure, the Planned Development District may be subdivided by the approval and recording of a final plat pursuant to the requirements and procedures of Chapter 410 of the City of Republic's Municipal Code of Ordinances.

8. Building Permits. Upon the approval and recording of a final plat or else upon the securing of all necessary public infrastructure by an appropriate financial surety, permits may be issued for the construction of buildings within the Planned Development District, provided that conditions pertaining to protection of life and

safety sufficiently present as determined by the various code officials of the City, including the Building Code and Fire Code officials.

Section 3. Title IV, "Land Use," Chapter 400, "Zoning Regulations," Article IV, "A Planned Development District" is hereby amended by amending Section 405.240, "Development Plans" to read as follows:

Section 405.240 Development Plans.

A. Minimum Requirements. Development plans accompanying an application for a new Planned Development District will be reviewed by City staff ~~in order~~ to verify satisfaction of the following minimum requirements prior to being forwarded to the Planning and Zoning Commission for consideration:

1. Identification Of Permitted Land Uses. All land uses to be permitted within the Planned Development shall be identified in sufficient detail with regards to density, intensity, and location of the use. In this context, "sufficient detail" means a description of the permitted land use so as to explicitly limit the use of land in a way that is meaningful for the purposes of making determinations as to whether the particular land in question may be used for a specific purpose. Overly vague or ambiguous land use descriptions that evade predictability and certainty as to what sorts of land uses may be permitted shall not be allowed.

2. Identification Of Circulation Elements. The proposed development plan shall articulate a plan for the circulation of vehicle and pedestrian traffic throughout the development. The circulation plan shall include sufficient detail with regards to the general location of these elements as well as their capacities and connections to existing facilities of the same or similar purpose.

3. Identification Of Utility Sources. The proposed development plan shall accurately identify the location of proposed sources and any necessary extension or expansion of utilities to serve the identified land uses. It is not the intent of this provision to require the specific design or engineering of the extension or expansion of these utilities, rather it is merely to ensure that the necessary services are available and of adequate capacity, either presently or as a result of planned expansion, to serve the proposed development.

4. Identification Of Transitional Elements. The proposed development plan shall identify the general location and type of transitional elements between dissimilar or normally incompatible land uses. These transitional elements may include screens, bufferyards, or other architectural features that serve to lessen the visual, auditory, and olfactory impacts of land uses having significant differences in intensity.

5. Identification Of Other Amenities. The proposed development plan shall identify the general location and type of other planned amenities intended to serve the public interest, a sense of community, and/or the purpose of this Article.

B. Evaluation Criteria. The development plans proposed for any Planned Development shall be evaluated by the City staff, the Planning and Zoning Commission, and the City Council with regards to the following criteria:

1. Satisfaction of the purpose and intent of this Article.

2. Promotion of the public interest and a sense of community.

3. Conformity with the adopted Comprehensive Plan **and other adopted plans** of the City of Republic.

4. The ability of the available or planned infrastructure to provide adequate service to the proposed development.

5. The estimated impact of the proposed development on surrounding properties based on facts found pertaining to the purpose and intent of this Article.

6. A reliable and valid estimate of the costs and benefits of the proposed development upon the community.

7. The duly authorized partnership of the public and private sectors for mutual benefit.

C. Rights/Privileges Conferred Upon Development Plan Approval. The approval of a Planned Development District by ordinance of the City Council of the City of Republic shall confer upon the applicant and any successive owners of the real property the conditional right to develop the land in accordance with the approved development plan.

Section 4. Title IV, "Land Use," Chapter 400, "Zoning Regulations," Article IV, "A Planned Development District" is hereby amended by amending Section 405.260, "Platting" to read as follows:

Section 405.260 Platting.

A. Tentative Plat Approval. The development plan **reviewed by the Planning and Zoning Commission and approved by the Planning and Zoning Commission** ~~City Council~~ may serve as a preliminary plat. If a more specific and detailed preliminary plat is required by either the Community Development Director or the applicant, such preliminary plat shall conform to the requirements of Article III of Chapter 410 and shall be reviewed ~~and approved~~ **and approved by the**

City Council.

1. **If phased construction is not planned, the construction and final platting shall be completed within 4 years of the date of approval of the development plan.**
 2. **If phased construction is planned, the construction and final platting of the first phase shall be completed within 2 years of the date of approval of the development plan. If the first phase has been constructed and a final plat issued, subsequent phases may be submitted covering portions of the approved development plan; provided, however, that all phases of the development plan and final platting must be completed within 8 years of the date of approval of the development plan.**
 3. **If the development plan and final platting have not been completed within the timeline set in this Section, then the development plan shall be resubmitted to the City for extension and approval in accordance with the provisions of Section 410.150 hereof. If an extension and approval is not granted, the original development plan approval shall be null and void. It shall not be the responsibility of the City to notify the applicant of an expired development plan.**
- B. Final Plat Approval. Upon the satisfactory completion of the construction of all required infrastructure and other site elements or amenities, or else by the security of the same by an appropriate financial surety, the applicant may submit a final plat document in accordance with the provisions of Chapter 410 of the City of Republic's Municipal Code of Ordinances.

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

Section 5. All other Sections of the Municipal Code of the City of Republic, Missouri, not specifically referenced in this Ordinance shall remain unmodified and in full force and effect.

Section 6. The whereas clauses are hereby specifically incorporated herein by reference.

Section 7. 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 8. This Ordinance shall take effect and be in force from and after its passage as provided by law.

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk



Digitally signed by Scott Ison
Date: 2020.09.14 20:17:42 -05'00'

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

Final Passage and Vote: _____

Section 405.190 **Authority.**
[Ord. No. 18-10, 2-13-2018]

Upon enactment of an ordinance by the City Council repealing and replacing the prior Planned Development District procedures, a development plan for a Planned Development District may be approved in any district in the City of Republic, subject to the procedures and standards in this Article.

Section 405.200 **Application And Review Of Existing Planned Development District.**
[Ord. No. 18-10, 2-13-2018]

Those Planned Development Districts that are under development at the time of enactment of this ordinance may continue to operate and develop under the processes in place immediately prior to enactment of this ordinance. The legal owner(s) of the real property or a duly authorized representative of such owner or an individual or organization with a legitimate contractual interest in the purchase of the subject real property may submit an application to the Community Development Department seeking approval to proceed with future development of the Planned Development District under the new procedures and processes contained in this Article. The request may be approved, approved with conditions, or disapproved. General guidance in making a determination is to assure that a change will not negatively impact the development as initially proposed; it shall not negatively impact adjacent property; the change will comply generally with the conditions in this Article; and the proposal will be of benefit and be in line with development within the City. The procedure for amendment of a plan set forth in Section 405.270(C) may be used in **making rendering** a decision on the application.

Section 405.210 **Purpose And Intent.**
[Ord. No. 18-10, 2-13-2018]

The purpose of the planned development regulations is to allow for unconventional and innovative arrangements of land uses and public facilities that, but for the provisions of these regulations, would otherwise be difficult to develop under the conventional land use and development regulations of the City. It is not the intent of these regulations to provide for or facilitate the circumvention of the conventional regulations for development for the sake of mere convenience or in any other way that does not provide for a demonstrable public benefit based on the findings of the City's Planning and Zoning Commission and City Council.

Section 405.220 **Applicability.**
[Ord. No. 18-10, 2-13-2018]

- A. Eligibility To Submit An Application For A Planned Development. An application for a Planned Development shall be submitted by the legal owner(s) of the real property subject to the application, or by a duly authorized representative of such owner, or by an individual or organization with a legitimate contractual interest in the purchase of the subject real property.
- B. Eligibility Requirements For Planned Developments — Generally. A proposal for a Planned Development shall demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval.
 - 1. The proposed development plan shall involve a diverse mixture or variation of land uses or densities which cannot be accomplished by following the requirements set forth for conventional development and which contains aspects of development beyond mere convenience that necessitate use of a planned development.

2. The proposed development plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development. Item 7.
3. The proposed development plan shall involve design elements that promote the City of Republic's Comprehensive Plan.
4. 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 requirements.

Section 405.230 Procedure.

[Ord. No. 18-10, 2-13-2018]

- A. Planned Developments shall proceed toward the planned improvements, subdivision, and/or marketing according to the following process:
1. Procedure For Rezoning. The applicant shall apply to have the property rezoned in accordance with the hearing process set forth in Section **405.980** of this Chapter. In addition to the legal description of the property to be rezoned, the development plan shall be submitted with the rezoning request and shall be subject to review, modification and approval by the Planning and Zoning Commission and Council as allowed in this Chapter.
 2. Development Plan Review. Upon application for a rezone to Planned Development District, the Community Development Department shall arrange for the review of the development plan submitted in accordance with the requirements and provisions of Section **405.240**. The Community Development Department staff shall communicate, in writing, any known deficiencies relative to the requirements contained herein as well as a determination of eligibility. Upon the satisfactory completion of that review, the Community Development Department shall arrange for all necessary legal notices and forward the application and development plan to the Planning and Zoning Commission for hearing and consideration. A fee in the amount of five hundred dollars (\$500.00) shall be paid to the City at the time of submittal, to defray the cost of review.
 3. Planning And Zoning Commission Consideration. The City's Planning and Zoning Commission will hold a public hearing concerning the application to rezone and the development plan, such hearing having been properly publicized as required for zoning amendments. The purpose of the hearing is for the Commission to find certain facts pertaining to the development plans conformity to the requirements of this Article as well the adopted plans of the City. Upon the closing of the public hearing, the Commission shall render their findings and vote to make a recommendation to the City Council concerning the approval of the proposed Planned Development District rezone and the approval of the development plan.
 4. City Council Consideration. The City Council shall receive the findings of facts and recommendation of the Planning and Zoning Commission and will consider whether to approve the proposed Planned Development District rezone by ordinance. ~~If the Planning and Zoning Commission has not recommended approval of the proposed Planned Development District rezone, the ordinance approving the rezone shall not pass except upon the affirmative votes of at least three-quarters~~

5. Rezoning And Development Plan Approval. Upon approval of the rezoning to Planned Development District, the development plan submitted with the rezoning request shall become the general guiding document for the uses to be established in the Planned Development District. The final plat shall be in substantial conformance with the development plan.
6. Infrastructure Design And Construction. Approved Planned Developments shall be allowed to proceed toward the design and engineering of all necessary public improvements in accordance with the adopted standards and specifications of the City of Republic. All designs shall be reviewed and approved by the Community Development Department and Public Works Department prior to permitting and construction. No construction shall commence except upon the issuance of a permit for the work to be performed.
7. Platting. Upon the acceptance of the construction of all permitted infrastructure, the Planned Development District may be subdivided by the approval and recording of a final plat pursuant to the requirements and procedures of Chapter **410** of the City of Republic's Municipal Code of Ordinances.
8. Building Permits. Upon the approval and recording of a final plat or else upon the securing of all necessary public infrastructure by an appropriate financial surety, permits may be issued for the construction of buildings within the Planned Development District, provided that conditions pertaining to protection of life and safety sufficiently present as determined by the various code officials of the City, including the Building Code and Fire Code officials.

Section 405.240 Development Plans.
[Ord. No. 18-10, 2-13-2018]

- A. Minimum Requirements. Development plans accompanying an application for a new Planned Development District will be reviewed by City staff **in-order** to verify satisfaction of the following minimum requirements prior to being forwarded to the Planning and Zoning Commission for consideration:
 1. Identification Of Permitted Land Uses. All land uses to be permitted within the Planned Development shall be identified in sufficient detail with regards to density, intensity, and location of the use. In this context, "sufficient detail" means a description of the permitted land use so as to explicitly limit the use of land in a way that is meaningful for the purposes of making determinations as to whether the particular land in question may be used for a specific purpose. Overly vague or ambiguous land use descriptions that evade predictability and certainty as to what sorts of land uses may be permitted shall not be allowed.
 2. Identification Of Circulation Elements. The proposed development plan shall articulate a plan for the circulation of vehicle and pedestrian traffic throughout the development. The circulation plan shall include sufficient detail with regards to the general location of these elements as well as their capacities and connections to existing facilities of the same or similar purpose.
 3. Identification Of Utility Sources. The proposed development plan shall accurately identify the location of proposed sources and any necessary extension or expansion of utilities to serve the identified land uses. It is not the intent of this provision to require the specific design or engineering of the extension or expansion of these utilities, rather it is merely to ensure that the necessary services are available and

adequate capacity, either presently or as a result of planned expansion, to serve the proposed development.

Item 7.

4. Identification Of Transitional Elements. The proposed development plan shall identify the general location and type of transitional elements between dissimilar or normally incompatible land uses. These transitional elements may include screens, bufferyards, or other architectural features that serve to lessen the visual, auditory, and olfactory impacts of land uses having significant differences in intensity.
5. Identification Of Other Amenities. The proposed development plan shall identify the general location and type of other planned amenities intended to serve the public interest, a sense of community, and/or the purpose of this Article.
- B. Evaluation Criteria. The development plans proposed for any Planned Development shall be evaluated by the City staff, the Planning and Zoning Commission, and the City Council with regards to the following criteria:
 1. Satisfaction of the purpose and intent of this Article.
 2. Promotion of the public interest and a sense of community.
 3. Conformity with the adopted Comprehensive Plan **and other adopted plans** of the City of Republic.
 4. The ability of the available or planned infrastructure to provide adequate service to the proposed development.
 5. The estimated impact of the proposed development on surrounding properties based on facts found pertaining to the purpose and intent of this Article.
 6. A reliable and valid estimate of the costs and benefits of the proposed development upon the community.
 7. The duly authorized partnership of the public and private sectors for mutual benefit.
- C. Rights/Privileges Conferred Upon Development Plan Approval. The approval of a Planned Development District by ordinance of the City Council of the City of Republic shall confer upon the applicant and any successive owners of the real property the conditional right to develop the land in accordance with the approved development plan.

Section 405.250 Infrastructure Design And Construction.
[Ord. No. 18-10, 2-13-2018]

- A. Procedure. The design, review and permitting of the construction of the infrastructure planned for the development shall proceed according to the provisions of Chapter **410** of the City of Republic's Municipal Code of Ordinances.
- B. Evaluation Criteria. Permits for land disturbance or construction of any improvements to the real property shall be not be issued except upon a determination by the Community Development Department that the designs are in substantial conformity to the approved development plan. Substantial conformity shall be determined according to the following criteria:

1. Conformity to the arrangement and type of land uses articulated by the approved development plan Item 7.
2. Conformity to the circulation plan articulated by the approved development plan.
3. Conformity to the Standards and Specifications for Public Improvements.
4. Conformity to the transitional elements articulated by the approved development plan.
5. Conformity to the applicable minimum requirements of the City of Republic's Municipal Code of Ordinances or other adopted codes or laws of the City, State, or Federal governments.
6. Conformity to any other amenities or design elements articulated by the approved development plan.

If the Community Development Department determines the design of the development to not be in substantial conformity, the Community Development Director and/or their designee shall transmit such findings, in writing, to the applicant along with a statement of the specific areas found to be in non-conformity. A determination of non-conformity may be appealed to the Board of Adjustment pursuant to the provisions of Article **XII** of Chapter **405** of the City of Republic's Municipal Code of Ordinances.

- C. Amendments To The Plan. Minor amendments to the development plan shall be submitted for staff review and approval. If staff determines that the changes are a substantial change to the development plan then the matter may be referred to Council to approve, amend or deny the proposed changes. Amendments to the approved development plan may be forward to the Planning and Zoning Commission and City Council according to the same procedure for original adoption.

Section 405.260 **Platting.**
[Ord. No. 18-10, 2-13-2018]

- A. Tentative Plat Approval. The Development Plan **reviewed by the Planning and Zoning Commission and approved by the ~~Planning and Zoning Commission~~ City Council** may serve as a preliminary plat. If a more specific and detailed preliminary plat is required by either the Community Development Director or the applicant, such preliminary plat shall conform to the requirements of Article III of Chapter 410 and shall be reviewed ~~and approved~~ by the Planning and Zoning Commission **and approved by the City Council.**
1. **If phased construction is not planned, the construction and final platting shall be completed within 4 years of the date of approval of the Development Plan.**
 2. **If phased construction is planned, the construction and final platting of the first phase shall be completed within 2 years of the date of approval of the Development Plan. If the first phase has been constructed and a final plat issued, subsequent phases may be submitted covering portions of the approved Development Plan; provided, however, that all phases of the Development Plan and final platting must be completed within 8 years of the date of approval of the Development Plan.**
 3. **If the Development Plan and final platting have not been completed within the timeline set in this Section, then the Development Plan shall be resubmitted to the City for extension and approval in accordance with the provisions of Section 410.150 hereof. If an extension and approval is not granted, the original Development Plan approval shall be null and void. It shall not be the responsibility of the City to notify the applicant of an expired Development Plan.**

B. Final Plat Approval. Upon the satisfactory completion of the construction of all required infrastructure and other site elements or amenities, or else by the security of the same by an appropriate financial surety, the applicant may submit a final plat document in accordance with the provisions of Chapter 410 of the City of Republic's Municipal Code of Ordinances.

Item 7.

Section 405.270 through Section 405.530. (Reserved)



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-44 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Charlotte’s Mill Subdivision.
Submitted By: Karen Haynes, Planning Director
Date: September 15, 2020

Issue Statement

The City of Republic’s Community Development Department received a Final Plat Application for Charlotte’s Mill Subdivision on July 27, 2020.

Discussion and/or Analysis

The Final Plat of Charlotte’s Mill will legally divide approximately (9.0) acres of land into twenty-eight (28) residential lots and includes the dedication of Right-of-Way, Utility, and Stormwater Easements.

The Final Plat of Charlotte’s Mill conforms to the Preliminary Plat approved by City Council on April 16, 2019.

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

Recommended Action

Staff recommends approval.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING THE FINAL PLAT OF THE CHARLOTTE’S MILL SUBDIVISION

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

WHEREAS, the preliminary plat of the Charlotte’s Mill subdivision (herein called “Subdivision”) was approved by the Council on April 16, 2019 in Resolution 19-R-11; and

WHEREAS, an application for the review and approval of a final plat of the Subdivision was received by the Community Development Department, after which the Community Development Department staff caused the review of the final plat document; and

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

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

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

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


BILL NO. 20-44

ORDINANCE NO. 20-

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

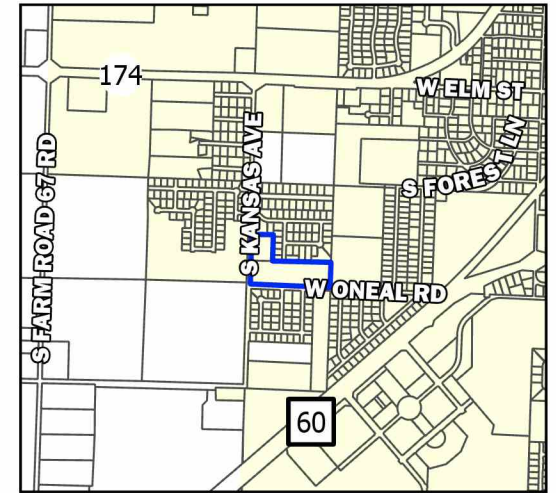
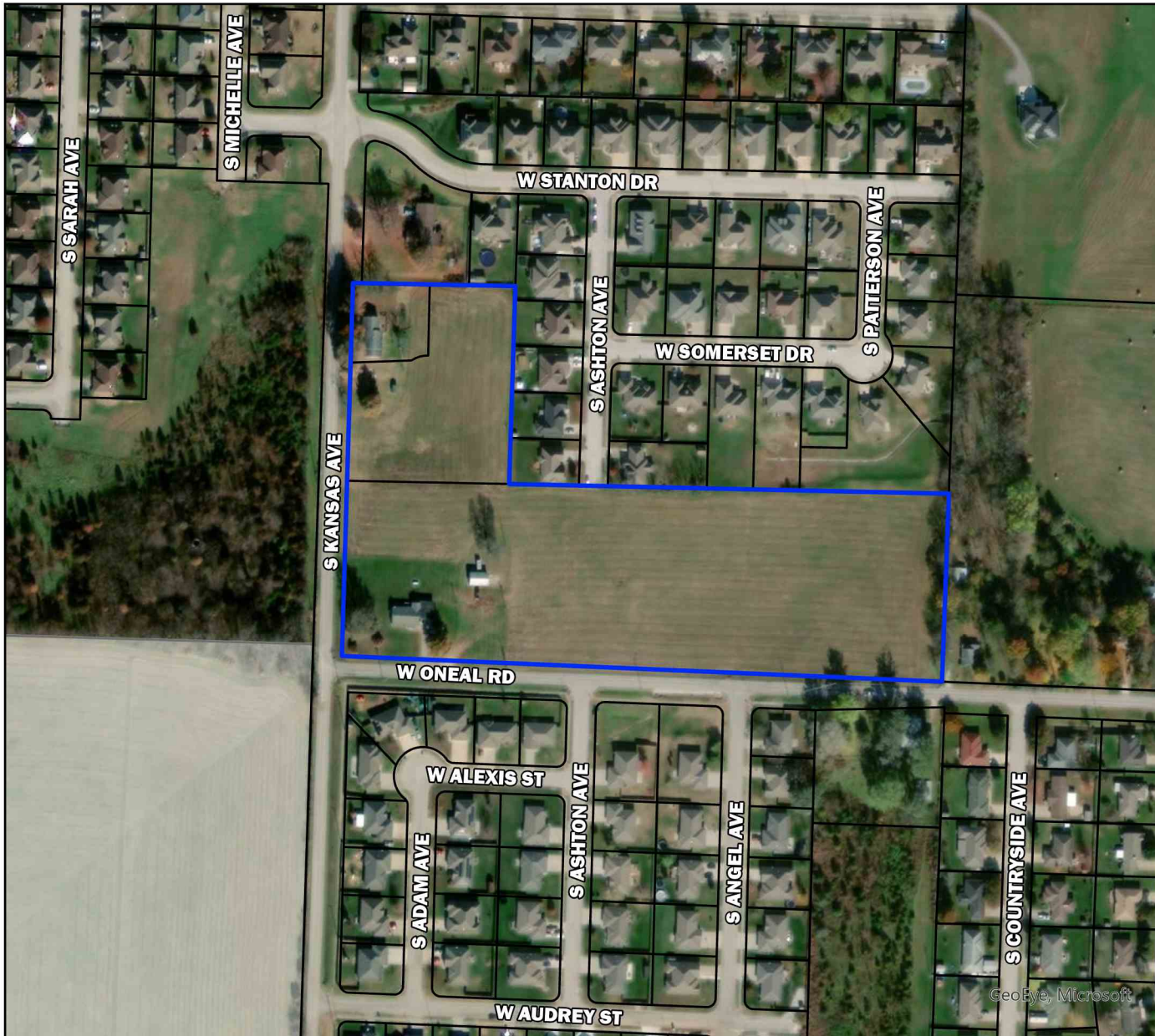
Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.09.12 14:14:32 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

SUBD-FINAL 20-004: Charlotte Mill

Item 8.

Vicinity Map



Legend

-  Parcels
-  Charlotte Mill

Parcel Owner: Bester Properties and MARF Rentals, LLC
Parcel Address: Northeast Corner of Oneal Rd and Kansas Ave
Area: 9.75 Acres
Existing Zoning: Medium Density Single-Family Residential (R1-M)
Future Land Use Designation: Low Density Residential



CHARLOTTE'S MILL

A RESIDENTIAL SUBDIVISION IN THE CITY OF REPUBLIC, MISSOURI

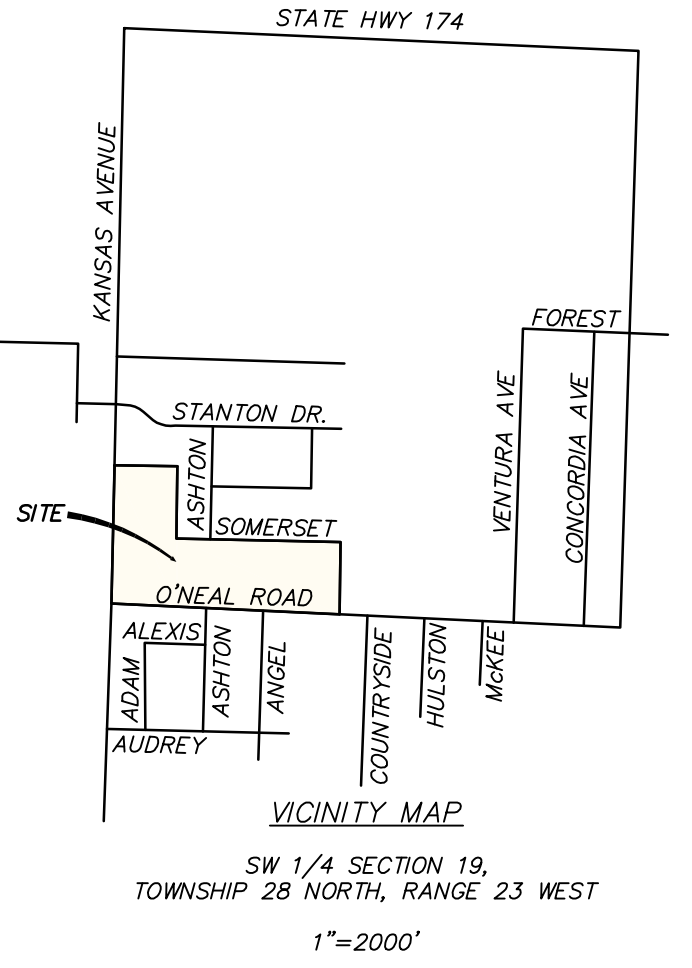
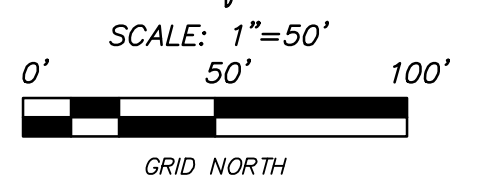
BESTER PROPERTIES, LLC
1075 W. CAT TAIL COURT
NIXA, MO 65714

WHITE LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 12/03/18

DWG DATE: 09/02/2020

DRAWN BY: MW
S/T/R: 19/28/23



LINE	BEARING	DISTANCE
L1	N08°58'22"E	148.57'
L2	N03°04'38"E	149.45'
L3	S03°04'38"W	148.21'
L4	S08°58'22"W	149.54'



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.

1719302025
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 _____ 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 _____, 20____.

CITY CLERK
DATE

IN THE RECORDER'S OFFICE

I, _____, RECORDER OF DEEDS, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE DAY OF _____, 20____, DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS IN THIS OFFICE IN BOOK _____ PAGE _____ IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SPRINGFIELD, MISSOURI, THIS _____ DAY OF _____, 20____.

RECORDER OF DEEDS
DATE

PLAT NOTES

- TOTAL AREA OF DEVELOPMENT: ±9.0 ACRES
- TOTAL NUMBER OF LOTS: 28
- LARGEST LOT: LOT 24 (±26,885.3 S.F.)
- SMALLEST LOT: LOT 4 (9,024.5 S.F.)
- WATER AND SANITARY SEWER PROVIDED BY THE CITY OF REPUBLIC
- BUILDING SETBACKS SHALL BE:
 - FRONT: 25'
 - REAR: 25'
 - INTERIOR SIDE: 6'
 - SIDE STREET: 15'
- THERE SHALL BE A 10' UTILITY EASEMENT ALONG ALL STREET RIGHTS-OF-WAY, AND THE REAR OF ALL LOT LINES
- LOT 1 SHALL NOT HAVE ACCESS TO CHARLOTTE PARKWAY
- PROPERTY IS CURRENTLY ZONED "R-1M"
- INDICATES A PERMANENT MONUMENT, 5/8" IRON PIN, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS LSC 2003000370". ALL OTHER LOT CORNERS ARE 1/2" IRON PINS WITH CAP STAMPED "WLS LSC 370", UNLESS NOTED OTHERWISE
- PRELIMINARY PLAT WAS APPROVED ON APRIL 16, 2019
- SOURCE OF TITLE: BOOK 2019, PAGE 031107-19

OWNER(S) DEDICATION

AS OWNER(S) WE, BESTER PROPERTIES, 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. WE HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I/WE, 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.

SUBDIVIDER _____ DATE _____

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING MONUMENT WITH A CAP STAMPED "STORY" AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE, N01°42'16"E, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 34.56 FEET;
THENCE, S88°17'44"E, A DISTANCE OF 40.00 FEET TO SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING LSC 2003000370", SAID POINT BEING ON THE NEW EAST RIGHT-OF-WAY LINE OF KANSAS AVENUE, AND THE POINT OF BEGINNING;
THENCE, N01°37'35"E, ALONG SAID NEW EAST RIGHT-OF-WAY LINE, A DISTANCE OF 629.45 FEET, TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "LS 3140"; SAID POINT ALSO BEING ON THE SOUTH LINE OF STANTON ESTATES, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI;
THENCE, ALONG THE SOUTH AND WEST LINES OF SAID STANTON ESTATES FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:
THENCE, S88°43'34"E, A DISTANCE OF 264.02 FEET TO AN EXISTING 5/8" IRON PIN;
THENCE, S01°54'34"W, A DISTANCE OF 344.93 FEET TO A SET 1/2" IRON PIN WITH A CAP STAMPED "WLS LSC 370";
THENCE, S88°42'06"E, A DISTANCE OF 758.03 FEET TO AN EXISTING 5/8" IRON PIN WITH A CAP STAMPED "NELSON LS 1837";
THENCE, S01°42'47"W, A DISTANCE OF 303.07 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING LSC 2003000370", SAID POINT ALSO BEING ON THE NEW NORTH RIGHT-OF-WAY LINE OF O'NEAL ROAD;
THENCE, N87°40'05"W, ALONG SAID NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1021.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.0 ACRES, MORE OR LESS.

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	24.04'	91°48'32"	S42°48'59"E	21.55'
C2	15.00'	23.09'	88°11'28"	S47°11'01"W	20.88'
C3	15.00'	24.04'	91°48'46"	S42°48'51"E	21.55'
C4	15.00'	23.10'	88°13'19"	S47°10'06"W	20.88'
C5	100.00'	16.80'	9°37'35"	N83°54'27"W	16.78'
C6	100.00'	61.56'	35°16'19"	S81°27'30"E	60.59'
C7	100.00'	75.60'	43°18'53"	S22°09'54"E	73.81'
C8	50.00'	13.62'	52°01'12"	N24°43'51"W	13.16'
C9	50.00'	93.20'	106°47'54"	S02°39'30"W	80.28'
C10	50.00'	29.99'	34°22'16"	S73°14'35"W	29.55'
C11	50.00'	71.50'	81°56'02"	N48°36'16"W	65.56'
C12	50.00'	53.18'	60°56'13"	N22°49'51"E	50.71'
C13	15.00'	13.62'	52°01'12"	N27°17'22"E	13.16'
C14	50.00'	40.47'	46°22'15"	S21°54'22"E	38.37'
C15	50.00'	38.07'	43°37'45"	N66°54'22"W	37.16'
C16	75.00'	117.81'	90°00'00"	S43°43'15"E	106.07'

CERTIFICATE OF COMPLIANCE WITH ZONING AND SUBDIVISION REGULATIONS

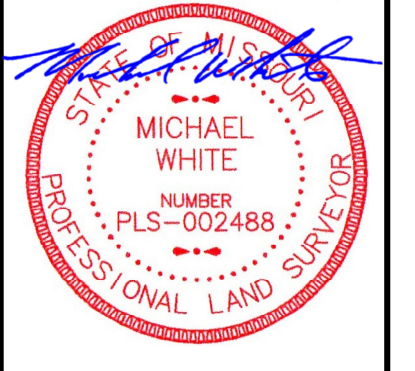
I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 20____, THE FINAL PLAT OF _____ CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CERTIFICATION

THAT I, MICHAEL WHITE, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC, DATED 12/03/2018 AND SIGNED BY MICHAEL WHITE P.L.S. NO. 2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL WHITE P.L.S. NO. 2488 IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCE'S "CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE".

Signature: *Michael White* DATE PREPARED: 09/02/2020
MICHAEL WHITE
MISSOURI PROFESSIONAL LAND SURVEYOR NO. 2488

PREPARED BY:
MICHAEL WHITE - MISSOURI PROFESSIONAL LAND SURVEYOR #2488
WHITE LAND SURVEYING, LLC - MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370



09/02/2020



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-45 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into a First Amended Intergovernmental Agreement with the City of Springfield for a Consolidated Police Records Management System.

Submitted By: Chief Brian Sells

Date: October 20, 2020

Issue Statement

Approval of Addendum to Ordinance No. 12-18, an agreement for a Consolidated Police Records Management System (RMS) with the City of Springfield. Details of Addendum are attached.

Discussion and/or Analysis

City of Springfield has created an addendum to allow a change to the maintenance and support fees for our use of the RMS/Niche software. Based on current rates, maintenance fees are anticipated to be as follows: Manufacturer Maintenance: \$5,760/yr., Local Maintenance: \$4,320/yr. for a Total: \$10,080/yr.

Recommended Action

Staff recommends approval.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A FIRST AMENDED INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF SPRINGFIELD FOR A CONSOLIDATED POLICE RECORDS MANAGEMENT SYSTEM

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 January 23, 2012, in Ordinance 12-18, the Council authorized an Intergovernmental Agreement with the City of Springfield for a Consolidated Police Records Management System (“RMS”); and

WHEREAS, the City of Springfield has proposed a First Amended Intergovernmental Agreement for a Consolidated Police Records Management System mainly related to maintenance and support fees; and

WHEREAS, the Council finds that this amendment is necessary for the continued use of the RMS for the Police Department.

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

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

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


Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

BILL NO. 20-45

ORDINANCE NO. 20-

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.10.01 08:06:36
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____

FIRST ADDENDUM TO INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SPRINGFIELD, MISSOURI, AND
THE CITY OF REPUBLIC, MISSOURI
For a Consolidated Police Records Management System
(RMS)

The Intergovernmental Agreement Between the City of Springfield, Missouri, and the City of Republic, Missouri for a Consolidated Police Records Management System (RMS) entered into on [DATE] (“the Agreement”) is hereby amended and updated as follows:

The Agreement is amended by striking Paragraph IX under the heading “AGREEMENT” and replaced with a new Paragraph IX which shall read as follows:

“IX. **Notices.** All notices to be given under the terms of this agreement shall be in writing and signed by the authorized agent of the party serving the notice and shall be sent by registered or certified mail, return receipt requested, postage prepaid, or hand delivered to the persons designated below:

FOR THE CITY OF SPRINGFIELD: City Manager (currently Jason Gage)

FOR THE CITY OF REPUBLIC: City Administrator (currently David Cameron)

Exhibit A to the Agreement is amended by striking the existing RMS Project Managers and replacing them with new RMS Project Managers as follows”

“RMS Project Manager for the City of Springfield:
Police Services Administrator
(Currently Crystal Higdon)
Springfield Police Department
321 East Chestnut Expressway
Springfield, MO 65802
(417)864-1810
chigdon@springfieldmo.gov

RMS Project Manager for the City of Republic
Police Services Representative
(Currently Jake Wilburn)
540 Civic Boulevard Republic MO 65738
417-732-3900
Jwilburn@republicmo.com

Exhibit B to the Agreement is amended by striking Paragraph C and replacing it with a new Paragraph C which shall read as follows:

“c. **REQUIRED SUPPORT COSTS.** The City of Springfield will provide all related support and software upgrade functions in lieu of a direct manufacturer’s maintenance agreement. the City of Republic agrees to pay the following maintenance and support fees:

- 1) Manufacturer maintenance fees as stated in the contractual agreement between Niche and the City of Springfield (currently established at 20% of the total licensing cost) to the City of Springfield for said support beginning one year from the date that the City of

Republic “goes live” with Niche. Should the cost to the City of Springfield change, such change shall be forwarded to the City of Republic within (30) days. the City of Republic shall receive for this support agreement support as outlined in the main contract body, as well as minor software changes and updates as requested. All support and change requests shall be prioritized within the City of Springfield and acted upon based on their priority level. Should the City of Republic feel that the priority for a specific project be changed, said request should be routed through the local Information Systems Coordinator, or the local Project Manager.

2) Local maintenance fees in an amount equal to of 75% of the City of Republic’s share of the manufacturer maintenance fees shall be payable to the City of Springfield for overall quality control services which maintain the integrity and quality of the data within the RMS. Local quality control services include but are not limited to data quality management, training and technical support, general testing and troubleshooting, product development, and coordination with the manufacturer on future functionality and upgrades to the software. Local maintenance fees will be assessed beginning with the billing cycle that commences on February 1, 2021.”

Based on current rates, maintenance fees are anticipated to be as follows:

Manufacturer Maintenance:	\$5760.00 per year
Local Maintenance:	\$4320.00 per year
Total:	\$10,080.00 per year

Fees subject to future increases.

This addendum is entered into this _____ day of _____, 2020.

For the City of Springfield:

City Manager or Designee
Approved as to form:

City Attorney or Designee

For the City of Republic:



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-42 A Resolution of the City Council of the City of Republic, Missouri, Approving and Authorizing the City Administrator to Submit a Renewal Application for Hall Provider of Bingo Premises.

Submitted By: David Cameron, City Administrator

Date: October 6, 2020

Issue Statement

To approve and authorize the renewal application for the Hall Provider of Bingo Premises.

Discussion and/or Analysis

The Gerry Pool Senior Friendship Center plays bingo every Monday at 1:00 p.m. The City of Republic is required to submit the annual renewal application as the Hall Provider to the Missouri Gaming Commission. There is no fee for the application.

Recommended Action

Staff recommends approval.

RESOLUTION NO. 20-R-42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AND AUTHORIZING THE CITY ADMINISTRATOR TO SUBMIT A RENEWAL APPLICATION FOR HALL PROVIDER OF BINGO PREMISES

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 Republic Senior Friendship Center plays bingo every Monday at 1:00 p.m. at the Republic Senior Friendship Center; and

WHEREAS, the City, as the owner of the property, is required by the Missouri Gaming Commission to make an application to allow bingo to be played at 210 East Hines Street in Republic, Missouri; and

WHEREAS, members of the City Council are listed as officers for the City of Republic and; therefore, are included in the application; and

WHEREAS, there is no fee charged for the application.

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

Section 1. That the submitted Annual Renewal Application for Hall Provider of Bingo Premises, attached hereto and incorporated herein, is hereby formally approved by the Republic City Council and the City Administrator, or designee, is hereby authorized to sign and execute the Annual Renewal Application for the Missouri Gaming Commission.

Section 2. This Resolution shall become effective on and after the date of passage and approval.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 6th day of October 2020.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison Date: 2020.09.30 15:07:45 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

RESOLUTION NO. 20-R-42



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-43 A Resolution of the City Council of the City of Republic, Missouri, Approving the 2021 City Council and Other 2021 Meeting Dates.

Submitted By: Laura Burbridge, City Clerk

Date: October 6, 2020

Issue Statement

To review and approve the City Council and other meeting dates for 2021.

Discussion and/or Analysis

Council Meetings will remain on the first and third Tuesdays of each month except for the following meetings:

Only 1 meeting in July (July 20th)

August meetings are moved due to the tax levy to August 17th and August 24th

December will have 1 meeting (December 14th)

Planning and Zoning Commission will remain on the second Monday except for the following meetings:

October is moved to October 12th due to a conflict with the Columbus Day holiday.

December is moved up a week to provide time between Planning and Zoning and the Council Meeting.

After the meeting dates have been approved by City Council, the dates will be published in The Greene County Commonwealth newspaper. Holidays have been taken into consideration.

Recommended Action

Staff recommends approval.

RESOLUTION NO. 20-R-43

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
APPROVING THE 2021 CITY COUNCIL AND OTHER 2021 MEETING DATES**

WHEREAS, the City of Republic, Missouri, (herein called "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 Council generally meets twice per month; and

WHEREAS, other City Commissions and Committees generally meet monthly; and

WHEREAS, in order to provide the Citizens with information on meeting dates and to encourage Citizen participation, the City Council finds it is the best interest of the City to provide a list of the dates of City meetings for 2021 and to publish the same.

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

Section 1. The attached list of the 2021 City Council and other 2021 meeting dates is hereby approved.

Section 2. The City Clerk is hereby authorized and directed to publish the 2021 City Council and other 2021 meeting dates in *The Greene County Commonwealth* newspaper and on the City's website.


Section 3. This Resolution shall become effective on and after the date of passage and approval.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 6th day of October 2020.

Matt Russell, Mayor

Attest:

Laura Burbidge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.09.30 15:11:36
-05'00' _____ Scott Ison, City Attorney

Final Passage and Vote: _____



2021 Proposed Council Meeting Dates

January 2021	
January 5, 2021	City Council Meeting
January 7, 2021	Board of Adjustment Meeting
January 11, 2021	Planning and Zoning Meeting
January 19, 2021	City Council Meeting
February 2021	
February 2, 2021	City Council Meeting
February 4, 2021	Board of Adjustment Meeting
February 8, 2021	Planning & Zoning Meeting
February 16, 2021	City Council Meeting
March 2021	
March 2, 2021	City Council Meeting
March 4, 2021	Board of Adjustment Meeting
March 8, 2021	Planning & Zoning Meeting
March 16, 2021	City Council Meeting
April 2021	
April 1, 2021	Board of Adjustment Meeting
April 6, 2021	City Council Meeting
April 12, 2021	Planning & Zoning Meeting
April 20, 2021	City Council Meeting
May 2021	
May 4, 2021	City Council Meeting
May 6, 2021	Board of Adjustment Meeting
May 10, 2021	Planning & Zoning Meeting
May 18, 2021	City Council Meeting
June 2021	
June 1, 2021	City Council Meeting
June 3, 2021	Board of Adjustment Meeting
June 7, 2021	Planning & Zoning Meeting
June 15, 2021	City Council Meeting
July 2021	
July 1, 2021	Board of Adjustment Meeting

July 12, 2021	Planning & Zoning Meeting
July 20, 2021	City Council Meeting
August 2021	
August 5, 2021	Board of Adjustment Meeting
August 9, 2021	Planning & Zoning Meeting
August 17, 2021	City Council Meeting (Meeting moved in consideration of setting 2021 Tax Levy)
August 24, 2021	City Council Meeting (Meeting moved in consideration of setting 2021 Tax Levy)
September 2021	
September 2, 2021	Board of Adjustment Meeting
September 7, 2021	City Council Meeting
September 13, 2021	Planning & Zoning Meeting
September 21, 2021	City Council Meeting
October 2021	
October 12, 2021	Planning & Zoning Meeting (Meeting moved for Columbus Day observance)
October 5, 2021	City Council Meeting
October 7, 2021	Board of Adjustment Meeting
October 19, 2021	City Council Meeting
October 26, 2021	Budget Workshop
November 2021	
November 2, 2021	City Council Meeting
November 4, 2021	Board of Adjustment Meeting
November 8, 2021	Planning & Zoning Meeting
November 16, 2021	City Council Meeting
December 2021	
December 2, 2021	Board of Adjustment Meeting
December 6, 2021	Planning & Zoning Meeting
December 14, 2021	City Council Meeting (Meeting moved due to only one meeting in December)



2021 Holiday Schedule

City Offices will be closed on the following dates:

New Year's Day	Friday	January 1, 2021
Martin Luther King, Jr. Day	Monday	January 18, 2021
President's Day	Monday	February 15, 2021
Good Friday	Friday	April 2, 2021
Memorial Day	Monday	May 31, 2021
Independence Day	Monday	July 5, 2021
Labor Day	Monday	September 6, 2021
Columbus Day	Monday	October 11, 2021
Veteran's Day	Thursday	November 11, 2021
Thanksgiving Day	Thursday	November 25, 2021
	Friday	November 26, 2021
Christmas Eve	Thursday	December 23, 2021
Christmas Day	Friday	December 24, 2021



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-44 A Resolution of the City Council of the City of Republic, Missouri, Authorizing Authorized Signers for the Municipal Court with Bank of Missouri.

Submitted By: Debbie Parks

Date: October 6, 2020

Issue Statement

To change the signers on the physical checks of the City of Republic Municipal Court Account.

Discussion and/or Analysis

The City of Republic has two check signers on the physical checks. There is one backup check signer in the case one is unavailable. Former Judge Ryan Ricketts was one of the check signers. The City is proposing to replace Judge Ryan Ricketts with Judge Benjamin McBride. The two check signers on the Bank of Missouri account will be Penny Mayes, Municipal Court Clerk and Judge Benjamin McBride.

Recommended Action

Staff is requesting the recommended check signers for the City of Republic Municipal Court checks.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
AUTHORIZING AUTHORIZED SIGNERS FOR THE MUNICIPAL COURT WITH BANK
OF MISSOURI**

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, in Ordinance 20-06, the Council approved an intergovernmental agreement with the Office of State Courts Administrator for the implementation of the Show-Me-Courts Court Automation Software ("Agreement"); and

WHEREAS, pursuant to the Agreement and as required by the Office of State Courts Administrator, the Municipal Court is required to have a separate bank account from the City to process receipts received through Show-Me-Courts; and

WHEREAS, pursuant to the Agreement and as required by the Office of State Courts Administrator, the Municipal Court, through the Presiding Judge and Court Clerk, will oversee this bank account and will be responsible for the funds and the reconciliation of the account; and

WHEREAS, the Municipal Court will have oversight of the account and will be responsible for following established internal controls over the account and will submit a completed reconciliation of the account to the City of Republic's Finance Department for review; and

WHEREAS, the Council deems it necessary to amend the authorized signers for the Municipal Court bank account at Bank of Missouri

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 Municipal Court of the City of Republic's name when bearing or purporting to bear the signatures of two of the following:

Benjamin McBride Presiding Judge
Penny Mayes Court Clerk

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 6th day of October 2020.

Matt Russell, Mayor

RESOLUTION NO. 20-R-44

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.09.30 15:09:54
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-45 A Resolution of the City Council of the City of Republic, Missouri, Awarding the Bid for the Remodeling of the Municipal Court and Council Chamber and Authorizing the City Administrator to Execute an Agreement for the Same.

Submitted By: Jared Keeling, Assistant City Administrator

Date: October 6, 2020

Issue Statement

To award the bid for the remodeling of the Republic Municipal Court room to serve a dual use moving forward of City Council chambers and a Municipal Court room.

Discussion and/or Analysis

Sealed bids were solicited for the remodeling of the Republic Municipal Court room located within the Republic Police Department facility. The project will consist of changing the orientation of the room, millwork for a raised dais for Republic City Council members, accessible ramp, and an exterior door replacement, and a seating area for 50+ meeting attendees. When complete, the room will provide a superior customer/citizen experience compared to our current venue at City Hall. A summary of the bids received is listed below:

Contractor	Construction Time	Bid Price
Bales Construction	90 Days	\$98,000.00
CSG-Marion Company	90 Days	\$114,970.00
Friga Construction	100 Days	\$98,100.00
Hambey Construction	90 Days	\$93,200.00
Integrity Development and Construction	120 Days	\$82,700.00

Recommended Action

Staff recommends approval.

RESOLUTION NO. 20-R-45

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
AWARDING THE BID FOR THE REMODELING OF THE MUNICIPAL COURT AND
COUNCIL CHAMBER AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE
AN AGREEMENT FOR THE SAME**

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 solicited sealed bids for the Municipal Court Remodeling to include a new Council Chamber (herein called the "Project"); and

WHEREAS, five vendors provided duly submitted bids for the Project and the lowest bidder was Integrity Development and Construction, LLC, all bids being on file with the City Clerk; and

WHEREAS, the City Council desires to accept the lowest, responsible bid to govern the Project.

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

Section 1. The submitted bid from Integrity Development and Construction, LLC, attached hereto as "Attachment 1" and incorporated herein, is accepted for the Project at the unit prices shown thereon and not to exceed \$82,700.00.

Section 2. The City Administrator, or designee, on behalf of the City of Republic, is authorized to enter into an Agreement Integrity Development and Construction, LLC, for the Project, said Agreement to be in substantially the same form as "Attachment 2".

Section 3. The City Administrator, or designee, on behalf of the City of Republic, is authorized to enter into change orders directly related and necessary for the completion of the Project that do not in aggregate exceed 10% of the price for this Project as provided in Section 1.

Section 4. The City Administrator, or designee, on behalf of the City, is authorized to take the necessary steps to execute this Resolution.

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

Section 6. 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 6th day of October 2020.


Matt Russell, Mayor

RESOLUTION NO. 20-R-45

RESOLUTION NO. 20-R-45

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.10.01 11:44:06
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

FROM: Integrity Development and Construction
2631 W. Bennett
Springfield, Mo 65807

(hereinafter called "Bidder")

TO: Attn: Jared Keeling
City of Republic
213 N. Main St.
Republic, MO 65738

(hereinafter called "Owner")

RE: Council Chambers Renovation

Architect+Engineer Project No. 19-551.00

=====

The Undersigned, having received and examined the Drawings, the Project Manual, and Addenda for the above referenced Project, proposes to furnish all labor, materials, equipment, supervision and all associated items required for completion of the Work, as required by and in strict accordance with the above-named documents for the following sum:

A. BASE PROPOSAL

Bidder agrees to perform all of the Work necessary to complete the Total Project as described in the Project Manual and indicated on the Drawings for the sum of:

Eighty-two thousand Seven hundred and 00/100 (\$ 82,700.00)

(Amount shall be indicated in both words and figures. In case of discrepancy, the amount indicated in words shall govern.)

B. TIME OF COMPLETION

The Bidder agrees to achieve Substantial Completion for **Council Chambers Renovation** within 120 calendar days from the date that the Notice to Proceed is issued. The Bidder also agrees to achieve Final Completion of the Work, for each project, not less than forty-five (45) calendar days after Substantial Completion is achieved. The Contractor further agrees to pay to or allow the Owner as liquidated damages the sum of Five Hundred Dollars (\$500.00) per calendar day, per each project, after the date agreed to for Substantial Completion and Five Hundred Dollars (\$500) per calendar day after the day set for Final Completion as specified in Article 10 - Liquidated Damages of the General Conditions for each day thereafter that the work remains incomplete.

C. ADDENDA

The Undersigned has received and examined the following Addendum numbered IF N/A 1, and has incorporated their provisions in this Bid.

D. FURTHER CONDITIONS

The Undersigned, by submitting this Bid, further agrees:

1. That this Bid shall be valid and may not be withdrawn within 45 days after the scheduled closing time for receiving bids.
2. To accept the provisions of the "INSTRUCTIONS TO BIDDERS."
3. To enter into and execute a Contract, if awarded on the basis of this Proposal, and to furnish the Performance Bond and Labor and Material Payment Bond in accordance with the General Conditions of the Contract.
4. To accomplish the Work in accordance with the Contract Documents, of which this Proposal is made a part.
5. To coordinate and schedule all Work with Owner.
6. That it is understood that the Owner may reject any or all bids and waive any formalities.

E. SUBCONTRACTORS:

Each Bidder shall be required upon request to provide a list of subcontractors to the Owner within 24 hours of the Bid Date.

F. I have completed the Bid and have enclosed the following:

7. Bid Security, in specified amount, and copy of Surety Agent's Power of Attorney.


Exclusions

Builders Risk Insurance

Prevailing Wages

=====
Respectfully submitted:

Bidder: Integrity Development and Construction

Signature:  Date: 9/30/2020

Title: Secretary

Business Address: 2631 W. Bennett; Springfield, Mo 65807

Telephone Number: (417) 869-6300

If Bidder is a Partnership, complete the following:

Name of Partners: _____

If Bidder is a Corporation, complete the following:

Name and Address of President: Carol Ann Haake
2631 W. Bennett; Springfield, Mo 65807

Name and Address of Treasurer: Tim Flavin
2631 W. Bennett; Springfield, Mo 65807

(SEAL)
(If Bid is by
a corporation)

END OF SECTION

THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we Integrity Development & Construction LLC

2631 W. Bennett St., Springfield MO 65807

(Here insert full name and address or legal title of Contractor)

as Principal, hereinafter called the Principal, and RLI Insurance Company

(Here insert full name and address or legal title of Surety)

9025 N. Lindbergh Dr. Peoria, IL 61615
P.O. Box 3967 Peoria, IL 61612-3967

a corporation duly organized under the laws of the State of Illinois

as Surety, hereinafter called the Surety, are held and firmly bound unto _____

City of Republic, Missouri

(Here insert full name and address or legal title of Owner)

204 N. Main Street, Republic MO 65738

as Obligee, hereinafter called the Obligee, in the sum of _____
5% of Amount Bid

Dollars (N/A), for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for _____
(Here insert full name and address and description of project)

Remodel existing court room into city council chambers.

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contact with another party to perform the Work covered by said bid, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed and sealed this 30th day of September, 2020.

Integrity Development & Construction LLC

(Principal)

(Seal)

RLI Insurance Company

(Surety)

(Seal)

Kellie Sansom

Attorney in Fact

POWER OF ATTORNEY

RLI Insurance Company Contractors Bonding and Insurance Company

9025 N. Lindbergh Dr. Peoria, IL 61615
Phone: 800-645-2402

Know All Men by These Presents:

That this Power of Attorney is not valid or in effect unless attached to the bond which it authorizes executed, but may be detached by the approving officer if desired.

That **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, each an Illinois corporation, (separately and together, the "Company") do hereby make, constitute and appoint:

Luke Nixon, Roger Lindstrom, Aaron Sharpe, Greg Lindstrom, Mark Gambon, Kellie Sansom, Emily Berg, Sheryl C. Amos, Jared Ballard, jointly or severally

in the City of Springfield, State of Missouri its true and lawful Agent(s) and Attorney(s) in Fact, with full power and authority hereby conferred, to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds and undertakings in an amount not to exceed Twenty Five Million Dollars (\$25,000,000.00) for any single obligation.

The acknowledgment and execution of such bond by the said Attorney in Fact shall be as binding upon the Company as if such bond had been executed and acknowledged by the regularly elected officers of the Company.

RLI Insurance Company and/or **Contractors Bonding and Insurance Company**, as applicable, have each further certified that the following is a true and exact copy of a Resolution adopted by the Board of Directors of each such corporation, and is now in force, to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, as applicable, have caused these presents to be executed by its respective Vice President with its corporate seal affixed this 15th day of July, 2020.



**RLI Insurance Company
Contractors Bonding and Insurance Company**

By: Barton W. Davis Vice President

State of Illinois }
County of Peoria } SS

CERTIFICATE

On this 15th day of July, 2020, before me, a Notary Public, personally appeared Barton W. Davis, who being by me duly sworn, acknowledged that he signed the above Power of Attorney as the aforesaid officer of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** and acknowledged said instrument to be the voluntary act and deed of said corporation.

I, the undersigned officer of **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company**, do hereby certify that the attached Power of Attorney is in full force and effect and is irrevocable; and furthermore, that the Resolution of the Company as set forth in the Power of Attorney, is now in force. In testimony whereof, I have hereunto set my hand and the seal of the **RLI Insurance Company** and/or **Contractors Bonding and Insurance Company** this 30th day of September, 2020.

By: Catherine D. Glover
Catherine D. Glover Notary Public

**RLI Insurance Company
Contractors Bonding and Insurance Company**
By: Jeffrey D. Fick Corporate Secretary



CONTRACTOR'S STATEMENT OF QUALIFICATIONS 00 4513

CONTRACTOR'S STATEMENT OF QUALIFICATIONS

*Submit with Bid

1. Name and Address (with zip code) of Firm.
Integrity Development and Construction
2631 W. Bennett
Springfield, Mo 65807
Federal ID No. 822357474

2. Area Code and Telephone
Number. 417-869-6300

3. Area Code and Fax
Number. 417-869-1206

For Corporation Only:

4. Date of
Incorporation. 8/2/2017

5. Name of State(s), in which
incorporated. Missouri

6. If not incorporated in Missouri; give Certificate of Authority to do business in Missouri.
(Certificate Number and
Date).

7. President's
Name. Carol Ann Haake

8. Secretary's
Name. Tim Flavin

For Partnership Only:

11. Date of
Organization.

12. Is the partnership:
General
Limited
Association

13. Name and addresses of all partners (with zip codes).
A.
B.
C.

NOTE: If the Bidder is a Joint Venture, then all parties to the Joint Venture must complete a separate Statement of Qualifications.

14. If you have done business under a different name, please give name and location.
Wirt Construction/Wirt-Flavin Construction/Flavin Development

General Information: All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. Additional information may be submitted, if so desired.

15. Number of permanent employees. 8

16. Geographical limits of operation. Midwest

17. How many years have you been engaged in construction under your present firm name or trade name? 3

18. General character of work performed by you.
Supervision & Carpentry

19. List the most important contracts recently completed by you, include at least 2, stating approximate gross cost for each, and the month and year
Frisco Building Infill- 325,000 completed 2018
Wilson Office Warehouse - 437,000 completed 2019
Many other projects that would be more than the scope of this work

20. List customer references for current and recently completed contracts of a similar nature. Provide company name, address of construction, contact name, and contact phone, and architect's name and contact phone. The City prefers that all such customers during the last three years be listed but you must list all customers for the last year prior to submitting this statement.(Attach as necessary)
Bryan Properties, Brad Gebhard, 636 E. Madison

417 Athletics, Sydni Alexander, 300 W. Hayward

21. Contracts on hand: (Schedule these, showing gross amount of each contract and the respective anticipated dates of completion.)
417 Athletics; 3.5 million; November 2020

Bryan Properties; 18.4 million; March 2021

22. Have you ever failed to complete any work awarded to you. If so, where and why?
No

- 23. Have you ever been put on liquidated damages on any contract awarded to you. If so, where and why? No

- 24. Have you ever defaulted on a contract? If so, where and why? No

- 25. Has your firm ever engaged in litigation for the settlement of claims or disputes arising out of a construction contract? If so, give particulars. No

- 26. List your major equipment available for the type of work described by the specifications. N/A, Otherwise: Hand tools, carpentry tools, misc. small Heavy Machinery. Work truck.
Warehouse of equipment used for large commercial construction.

- 27. To what extent would you expect to employ Subcontractors?
70%

- 28. List experience in construction work similar in nature and scope.
Frisco Building Infill, Wilson Office Warehouse Construction, Magers' Crossing Infill
Brant Point Center Construction and Infill (Republic, MO), Numerous Infil Projects
Prior to 2017.

- 29. List background and experience for the principal members of your organization include the Officers.
Tim Flavin; 25 years estimating and project management experience in large commercial construction
and commercial infill
Carol Ann Haake; 8 years project management experience in commercial construction

- 30. Give bank reference.
Legacy Bank

- 31. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the City of Republic?
Yes



AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 6th day of October in the year 2020
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Republic, Missouri
213 N. Main Street
Republic, Missouri 65738
Attention: Jared Keeling
Telephone Number: 417-732-3505

and the Contractor:
(Name, legal status, address and other information)

Integrity Development & Construction LLC
2631 W. Bennett Street
Springfield, MO 65807
417-869-6300

for the following Project:
(Name, location and detailed description)

Council Chambers Renovation for
Republic Police Department
213 N. Main Street
Republic, Missouri 65738

The Architect:
(Name, legal status, address and other information)

Gaskin Hill Norcross of Missouri, Inc.
300 S. Jefferson Avenue, Suite 301
Springfield, Missouri 65806
Telephone Number: 417-869-0719

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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User Notes:

TABLE OF ARTICLES

1	THE CONTRACT DOCUMENTS
2	THE WORK OF THIS CONTRACT
3	DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
4	CONTRACT SUM
5	PAYMENTS
6	DISPUTE RESOLUTION
7	TERMINATION OR SUSPENSION
8	MISCELLANEOUS PROVISIONS
9	ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Init.

/

[X] Not later than one hundred twenty (120) calendar days from the date of commencement of the Work. Contractor also agrees to achieve Final Completion of the Work not less than forty-five (45) calendar days after Substantial Completion is achieved.

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be Eighty-two thousand, seven hundred dollars (\$ 82,700.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
------	-------

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.3 Allowances, if any, included in the Contract Sum:

N/A
(Table deleted)

§ 4.4 Unit prices, if any:

N/A
(Table deleted)

§ 4.5 Liquidated damages, if any:
(Paragraph deleted)

The Contractor agrees to pay to or allow the Owner as liquidated damages the sum of Five Hundred Dollars (\$500.00) per calendar day after the date agreed to for Substantial Completion and Five Hundred Dollars (\$500) per calendar day after the day set for Final Completion as specified in Article 10 - Liquidated Damages of the General Conditions for each day thereafter that the work remains incomplete.

§ 4.6 Other:

N/A

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

Init.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month.

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the **tenth** day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the **fifteenth** day of the **following** month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than **forty-five (45)** days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

Standard 10% until Substantial Completion

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

Init.

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User Notes:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7, **with consent of Surety**. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment.

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

%

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

Arbitration pursuant to Section 15.4 of AIA Document A201–2017

Init.

/

Litigation in a court of competent jurisdiction

Other (*Specify*)

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(*Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.*)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:
(*Name, address, email address, and other information*)

Jared Keeling
City of Republic, Missouri
213 N. Main Street
Republic, Missouri 65738
Telephone Number: 417-732-3505

§ 8.3 The Contractor’s representative:
(*Name, address, email address, and other information*)

Tim Flavin
Integrity Development & Construction LLC
2631 W. Bennett Street
Springfield, MO 65807

§ 8.4 Neither the Owner’s nor the Contractor’s representative shall be changed without ten days’ prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

Init.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

The Contractor’s required insurance policies shall be as described in the General and Supplementary Conditions, with coverage limits as described in Supplementary Conditions.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds – NOT USED
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit – NOT USED
(Insert the date of the E203-2013 incorporated into this Agreement.)

N/A

.5 Drawings

Number	Title	Date
G1.0	COVER	03/26/2020
A1.0	FLOOR PLANS AND DETAILS	03/26/2020
E1.0	ELECTRICAL PLANS & DETAILS	03/26/2020

.6 Specifications

(Paragraph deleted)

BIDDING REQUIREMENTS, CONTRACT FORMS, & CONDITIONS OF THE CONTRACT

- 00 1000 Bid Solicitation
- 00 2113 Instructions to Bidders
AIA Document A701-2018
- 00 2213 Supplementary Instructions to Bidders
- 00 4100 Bid Form
- 00 4325 Substitution Request Form
- 00 4336 Proposed Subcontractors Form
- 00 4513 Statement of Qualifications
- 00 6000 Project Forms
- 00 7200 General Conditions
AIA Document A201-2017
- 00 7300 Supplementary Conditions
- 00 8810 Affidavit
- 009113 Addenda

SPECIFICATIONS -- DIVISIONS 1 – 33

DIVISION 1 - GENERAL REQUIREMENTS

Init.

- 01 1100 Summary of Work
- 01 2500 Substitutions & Product Options
- 01 3000 Administrative Requirements
- 01 3100 Project Management & Coordination
- 01 3500 Special Procedures
- 01 4000 Quality Requirements
- 01 4216 Definitions
- 01 5000 Construction Facilities & Temporary Controls
- 01 6000 Product Requirements
- 01 7000 Execution & Closeout Procedures
- 01 8000 Additions & Alterations

DIVISION 2 - 4 – NOT USED

DIVISION 5 - METALS

- 05 5000 Metal Fabrication & Miscellaneous Metal Work

DIVISION 6 – WOOD, PLASTICS & COMPOSITES

- 06 1000 Rough Carpentry
- 06 4000 Architectural Woodwork

DIVISION 7 - THERMAL & MOISTURE PROTECTION

- 07 2100 Insulation
- 07 9000 Joint Sealers

DIVISION 8 - OPENINGS

- 08 1100 Metal Doors and Frames
- 08 7000 Hardware

DIVISION 9 - FINISHES

- 09 2900 Gypsum Wallboard
- 09 5100 Acoustical Ceilings
- 09 6450 Floor Preparation & Underlayment
- 09 6513 Resilient Base and Accessories
- 09 6800 Carpeting
- 09 9100 Painting

DIVISION 10 - SPECIALTIES

- 10 1436 Interior Signs

DIVISION 11 – NOT USED

DIVISION 12 – FURNISHINGS

- 12 2200 Curtains and Drapes

DIVISIONS 13 - 25 – NOT USED

DIVISION 26 - ELECTRICAL

- 26 0500 Common Work Results for Electrical

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- 26 0510 Product Substitution Procedures
- 26 0519 Electrical Power Conductors and Cables
- 26 0526 Grounding and Bonding
- 26 0529 Hangars and Supports for Electrical Systems
- 26 0533 Raceways, Wireways, and Boxes
- 26 2726 Wiring Devices
- 26 5100 Interior Lighting

DIVISION 27 - 33 – NOT USED

.7 Addenda, if any:

Number	Date	Pages
Addendum 1	September 24, 2020	6
Addendum 2 (Post Bid)	October 1, 2020	1

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

(Table deleted)

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
00 7300	Supplementary Conditions	03-26-2020	6

.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

- .1 E-Verify Affidavit
- .2 OSHA Safety Training Affidavit
- .3 Contract Addenda

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

CONTRACTOR *(Signature)*

(Printed name and title)

(Printed name and title)

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