



REPUBLIC
MISSOURI

AGENDA

City Council Regular Session
Municipal Court Building, 540 Civic Blvd
August 27, 2024 at 6:00 PM

Eric Franklin, Mayor
Eric Gerke, Ward I
Garry Wilson, Ward II
Christopher Updike, Ward III
Justin Neal, Ward IV

Justin Shaw, Ward I
Darran Campbell, Ward II
Brian Fields, Ward III
Daniel Harter, Ward IV

Call Meeting to Order

Opening Prayer

Pledge of Allegiance

Mayor's Announcements

1. Appoint Peggy King to the Housing Authority to fill the term of Kevin Corner through June 20, 2026.

Citizen Participation

Consent Agenda

2. Approve the August 20, 2024 City Council Minutes.

Board, Commission, and Committee Schedule

City Council Meeting	September 3, 2024-Cancelled
Board of Adjustment Meeting	September 5, 2024-Cancelled
Planning & Zoning Meeting	September 9, 2024
City Council Meeting	September 17, 2024-moved to September 10, 2024

Old Business and Tabled Items

3. 24-46 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 25 Acres of Real Property Located at the 1100 Block of North Main Avenue, from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M).
4. 24-47 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.46 Acres of Real Property Located at 907 North Walnut Avenue, from Light Industrial (M-1) to Multi-Family Residential (R-3).
5. 24-48 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 24.32 Acres of Real Property Located at 1 Convoy Drive, from General Commercial (C-2) to Heavy Industrial (M-2).
6. 24-49 An Ordinance of the City Council Establishing the Procedure for Disclosing Potential Conflicts of Interest and Substantial Interests for Certain Officials.
7. A Public Hearing of the City Council Regarding Setting the 2024 Property Tax Levies for the City of Republic, Missouri.
8. 24-50 An Ordinance of the City Council Setting the 2024 Property Tax Levies for the City of Republic, Missouri.
9. 24-51 An Ordinance of the City Council Approving Budget Amendment No. 1 to the Budget for the Fiscal Year 2024.

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 417-732-3101 at least three days prior to the scheduled meeting. **All meetings are recorded for public viewing.**

New Business (First Reading of Ordinances)

[10.24-52](#) An Ordinance of the City Council Authorizing the City Administrator to Enter into a Developer Agreement with Wal-Mart Stores East, LP for the Construction of Public Water Main Improvements at Lot 7 of the Hankins Farm Planned Development District.

[11.24-53](#) An Ordinance of the City Council Approving the Final Plat of The Hills of Olde Savannah Second Addition Subdivision.

[12.24-54](#) An Ordinance of the City Council Approving the Final Plat of The Lakes at Shuyler Ridge Phase 4 Subdivision.

New Business (Second Reading of Ordinances)

[13.24-53](#) An Ordinance of the City Council Approving the Final Plat of The Hills of Olde Savannah Second Addition Subdivision.

[14.24-54](#) An Ordinance of the City Council Approving the Final Plat of The Lakes at Shuyler Ridge Phase 4 Subdivision.

Other Business (Resolutions)

[15.24-R-34](#) A Resolution of the City Council Awarding The Bid for Water Storage Tank Cleaning, Patching, and Painting to Hogan's Inc.

[16.24-R-35](#) A Resolution of the City Council Authorizing the City Administrator to Take the Necessary Steps for Preparation of a Petition to Form a Community Improvement District (CID) in the City and for Negotiation of a Developer's Agreement to Govern the CID.

[17.24-R-36](#) A Resolution of the City Council Making Available the Statement of Costs for a Possible Change in Retirement Benefits for City Employees Under the Missouri Local Government Employees Retirement System.

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 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record.
2. RSMo 610.021.13 Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants or employment. Closed Session. Closed Vote. Closed Record.

Adjournment



CERTIFICATE OF APPOINTMENT

to

Housing Authority

Peggy King

By The Republic City Council

Date of Appointment:

August 27, 2024-June 20, 2026

**Eric Franklin
Mayor**



MINUTES

**City Council Regular Session
Municipal Court Building, 540 Civic Blvd
August 20, 2024 at 6:00 PM**

Eric Franklin, Mayor
Eric Gerke, Ward I
Garry Wilson, Ward II
Christopher Updike, Ward III
Justin Neal, Ward IV

Justin Shaw, Ward I
Darran Campbell, Ward II
Brian Fields, Ward III
Daniel Harter, Ward IV

Call Meeting to Order

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Eric Franklin at 6:00 p.m. Council Members present included Justin Shaw, Garry Wilson, Brian Fields, Justin Neal, Eric Gerke, Darran Campbell, Chris Updike, and Daniel Harter. Others in attendance were: City Administrator David Cameron, Chief of Staff Lisa Addington, City Attorney Megan McCullough, Fire Chief Duane Compton, Engineer Angel Falig, Police Major Jamie Burks, City Clerk Laura Burbridge, Finance Director Bob Ford, Associate Planner Patrick Ruiz, Principal Planner Chris Tabor, Community Development Director Karen Haynes, Data and Security Supervisor Michael Sallee, Police Chief Brian Sells, Police Lieutenant Zach Richards and GIS Manager Josh Jones.

Opening Prayer

Opening prayer was led by Mayor Eric Franklin.

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Eric Franklin.

Citizen Participation

Mayor Franklin opened citizen participation at 6:01 p.m. No one came forward so Mayor Franklin closed citizen participation at 6:01 p.m.

Consent Agenda

Motion was made by Council Member Campbell and seconded by Council Member Fields to approve the consent agenda. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried.

1. Approve the July 16, 2024 City Council Minutes.
2. Approve the July 16, 2024 City Council Workshop Minutes.
3. Approve the August 13, 2024 City Council Workshop Minutes.
4. Approve the Vendor Report.
5. 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	August 27, 2024
City Council Meeting	September 3, 2024-Cancelled
Board of Adjustment Meeting	September 5, 2024-Cancelled
Planning & Zoning Meeting	September 9, 2024
City Council Meeting	September 17, 2024-moved to September 10, 2024



Old Business and Tabled Items

6. **24-43 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 1.18 Acres of Real Property Located at 1548 East Hamilton Street, from a Split Zoning Classification of Multi-Family Residential (R-3), Local Commercial (C-1), and General Commercial (C-2) to a Single Zoning Classification of Local Commercial (C-1).**

Motion was made by Council Member Wilson and seconded by Council Member Harter to have the second reading of Bill 24-43 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Patrick Ruiz was available for questions of Council. Council Member Shaw motioned for the passage of Bill 24-43. Council Member Fields seconded. A roll call vote was taken digitally. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. Motion Carried.

New Business (First Reading of Ordinances)

7. **24-46 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 25 Acres of Real Property Located at the 1100 Block of North Main Avenue, from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M).**

Motion was made by Council Member Neal and seconded by Council Member Campbell to have the first reading of Bill 24-46 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

8. **24-47 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.46 Acres of Real Property Located at 907 North Walnut Avenue, from Light Industrial (M-1) to Multi-Family Residential (R-3).**

Motion was made by Council Member Fields and seconded by Council Member Neal to have the first reading of Bill 24-47 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Patrick Ruiz gave an overview of the bill. Mayor Franklin reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

9. **24-48 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 24.32 Acres of Real Property Located at 1 Convoy Drive, from General Commercial (C-2) to Heavy Industrial (M-2).**

Motion was made by Council Member Campbell and seconded by Council Member Wilson to have the first reading of Bill 24-48 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

10. **24-49 An Ordinance of the City Council Establishing the Procedure for Disclosing Potential Conflicts of Interest and Substantial Interests for Certain Officials.**

Motion was made by Council Member Shaw and seconded by Council Member Neal to have the first reading of Bill 24-49 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Megan McCullough gave an overview of the

bill. Mayor Franklin reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

11.24-50 An Ordinance of the City Council Setting the 2024 Property Tax Levies for the City of Republic, Missouri.

Motion was made by Council Member Wilson and seconded by Council Member Fields to have the first reading of Bill 24-50 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Bob Ford gave an overview of the bill. Mayor Franklin reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

12.24-51 An Ordinance of the City Council Approving Budget Amendment No. 1 to the Budget for the Fiscal Year 2024.

Motion was made by Council Member Wilson and seconded by Council Member Gerke to have the first reading of Bill 24-51 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Bob Ford gave an overview of the bill. Mayor Franklin reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

Other Business (Resolutions)

13.24-R-32 A Resolution of the City Council Authorizing the Fire Department to Purchase a Rosenbauer Aerial Fire Apparatus from Sentinel Emergency Solutions.

Motion was made by Council Member Wilson and seconded by Council Member Fields to take up Resolution 24-R-32. Duane Compton presented the Resolution and answered questions of Council. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried.

14.24-R-33 A Resolution of the City Council Awarding the bid for Full Depth Asphalt and Concrete Work on the Stone Creek Leg Extension to APAC-Central, Inc.

Motion was made by Council Member Wilson and seconded by Council Member Harter to take up Resolution 24-R-33. Angel Falig presented the Resolution and answered questions of Council. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried.

Reports from Staff

City Administrator David Cameron referenced the Stone Creek leg road extension, noting the street will be completed but closed until construction at the Intermediate School is done. Mr. Cameron noted the price was better doing it all now, but the construction equipment would tear it up if it remained open through construction.

City Administrator David Cameron thanked Bob Ford for the fantastic job he did explaining the tax levy. Mr. Cameron noted that Council allowed us the opportunity to move money by our Finance Director to earn additional interest income. Mr. Cameron noted Bob has found numerous ways to get additional basis points and has built additional cash for the city despite flat sales tax numbers while maximizing every dollar. Mr. Cameron commended Chief Compton's work on the truck, noting he cut expenses by not hiring positions to free up the funds. Mr. Cameron acknowledged our staff's work to save funds when able.

City Administrator David Cameron announced the Shuyler Creek Trail project is out to bid. Mr. Cameron acknowledged Karen's team and the work it took to get it done. Mr. Cameron added he is looking forward

to seeing that work complete. Mr. Cameron made note of the Administrator's Report on page 4 regarding the overlay work throughout the community. He shared his appreciation for staff and Blevins for getting that work done, adding he also appreciated the feedback from the community.

City Administrator David Cameron announced we have moved Administration to the BUILDS office. Mr. Cameron noted that our staff has grown 77% since 2017 and being in the same location facilitates better communications. For example, last Friday he took an email from a resident regarding the crosswalk at Lynn and Ritter at 4:10 p.m. Mr. Cameron reported that by 4:45 p.m., he had multiple responses from staff including community development, public safety, and engineering. Mr. Cameron noted this collaboration is better serving the community.

City Administrator David Cameron reported staff is getting ready for the 2025 budget and are preparing for next legislative sessions. Mr. Cameron reported there is a meeting next week regarding Senate Bill 979 in Springfield, where regional legislative priorities will be discussed. Mr. Cameron added we will also work to secure additional funding again this next legislative session.

City Administrator David Cameron announced the MM project from Farm Road 160 to 60 Highway has been delayed due to unsuitable soils for the railroad overpass portion. Mr. Cameron noted it will go out to bid in May.

Council Member Wilson reported he will be going in for surgery on Thursday and will miss a meeting or two while recovering.

Council Member Updike announced that he was appointed to the Greene County Historical Board Committee.

Mayor Franklin thanked staff for the information provided at the workshop last week. Mayor Franklin noted he had had multiple constituents expressing their appreciation for the overlays. Mayor Franklin also noted he is happy to see the sidewalk on 174 under railroad tracks, noting it is a great improvement.

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 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record.
2. RSMo 610.021.12 Documents related to a negotiated contract until a contract is executed, or all proposals are rejected. Closed Session. Closed Vote. Closed Record.
3. RSMo 610.021.13 Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants or employment. Closed Session. Closed Vote. Closed Record.

Motion was made by Council Member Shaw and seconded by Council Member Updike at 7:02 p.m. to go into Executive Session under RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record., RSMo 610.021.12 Documents related to a negotiated contract until a contract is executed, or all proposals are rejected. Closed Session. Closed Vote. Closed Record. and RSMo 610.021.13 Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 8 Aye-Harter, Campbell, Updike, Gerke, Neal, Wilson, Fields, and Shaw. 0 Nay. Motion carried.

Motion was made by Council Member Harter and seconded by Council Member Neal to adjourn the Executive Session Meeting at 7:51 p.m. A roll call vote was taken. The vote was 8 Aye – Gerke, Updike, Shaw, Neal, Fields, Wilson, Harter, and Campbell. 0 Nay. Motion carried.

ATTEST:

Laura Burbridge, City Clerk

Eric Franklin, Mayor

DRAFT



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-46 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 25 Acres of Real Property Located at the 1100 Block of North Main Avenue, from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M).

Submitted By: Chris Tabor, Principal Planner

Date: August 27, 2024

Issue Statement

Enterprise Development LLC has applied to change the Zoning Classification of approximately 25 acres of property located at the 1100 Block of North Main Street from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M).

Discussion and/or Analysis

The subject property is currently vacant.

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

Consistency with the Comprehensive Plan

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

- **Community Development Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
 - **Objective 1B:** Support a variety of housing developments and styles to ensure a range of options are available.

The Rezoning of this parcel is consistent with City's Adopted Plans.

Compatibility with Surrounding Land Uses

The subject property is adjacent to the following zoning districts:

- Greene County Zoned Agriculture (A-1) to the North;



- Medium-Density Single-Family Residential (R1-M) to the East;
- Medium-Density Single-Family Residential (R1-M) and High-Density Single-Family Residential (R1-H) zoning to the South;
- Greene County Zoned Agriculture (A-1) zoning to the West.

The requested zoning district, Medium-Density Single-Family Residential (R1-M), is consistent with use of adjacent property.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property is in proximity to City of Republic water and sewer infrastructure.

Effluent would gravity to the Evergreen Lift Station to the North and then on to the Wastewater Treatment Plant from the subject site.

The water system, named Lift Station, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

A Traffic Impact Study (TIS) was previously required for this property. The TIS indicated that no new improvements were warranted.

Floodplain: The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

Sinkholes: The subject property **is in proximity** to an identified sinkhole. All construction will be in accordance with Section 410.700 of the City of Republic’s adopted ordinances, “Sinkholes and Karst Features”, which does not allow for any construction within a 30’ setback of the mapped sinkhole. Additionally, the sinkhole and related 30’ setback must be restricted to common lots.

Recommended Action

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

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 25 ACRES OF REAL PROPERTY LOCATED AT THE 1100 BLOCK OF NORTH MAIN AVENUE, FROM AGRICULTURAL (AG) TO MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL (R1-M)

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, Legacy Estates LLC (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 25.00 acres located in the 1100 Block of North Main Avenue (the “Property”), from its current zoning of Agricultural (AG) to a zoning classification of Medium-Density Single-Family Residential (R1-M); and

WHEREAS, the City submitted the Application to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for August 12, 2024; and

WHEREAS, on July 19, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

WHEREAS, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

WHEREAS, the PZ Commission conducted the public hearing on August 12, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

WHEREAS, the PZ Commission, by a vote of 6 Ayes to 0 Nays, recommended approval of the Application; and

WHEREAS, the Application was submitted to the City Council for first and second read at its regular meeting on August 20, 2024, after which the Council voted to approve the Application and amend the Zoning Code accordingly.

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

Section 1: The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property consisting of approximately 25.00 acres located in the 1100 Block of North Main Avenue in Republic, Missouri, more fully described in the legal description herein below, from the zoning classification of Agricultural (AG) to a zoning classification of Medium-Density Single-Family Residential (R1-M):

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 28, RANGE 23, GREENE COUNTY, MISSOURI. EXCEPT THAT PART RECORDED IN DEED BOOK 2275 AT PAGE 1690, AND BEING DESCRIBED AS FOLLOWS; THE NORTH 672 FEET OF THE EAST 648.2 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 28, RANGE 23. ALSO EXCEPT ALL OF THE EAST 330 FEET OF ALL THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18 LYING SOUTH OF CONTINGENT WITH AND ADJACENT TO THE NORTH 672 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18. ALL BEING IN GREENE COUNTY, MISSOURI.

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

Section 3: The WHEREAS clauses above are 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 _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

Owner/Applicant
Enterprise Development, LLC

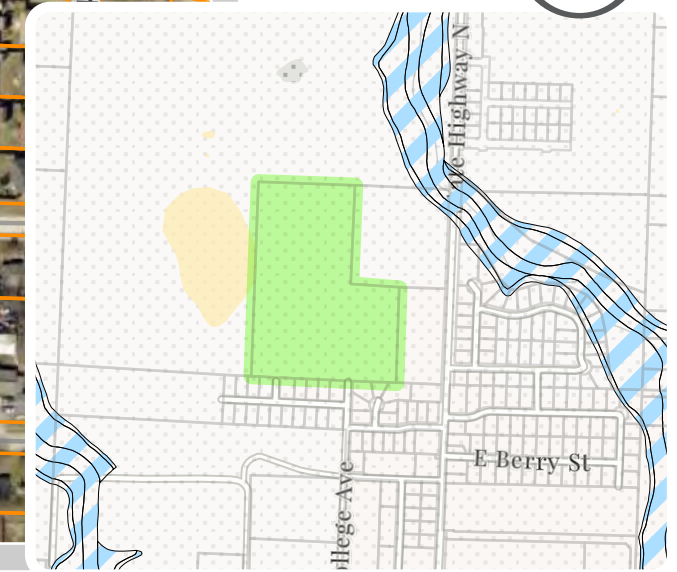
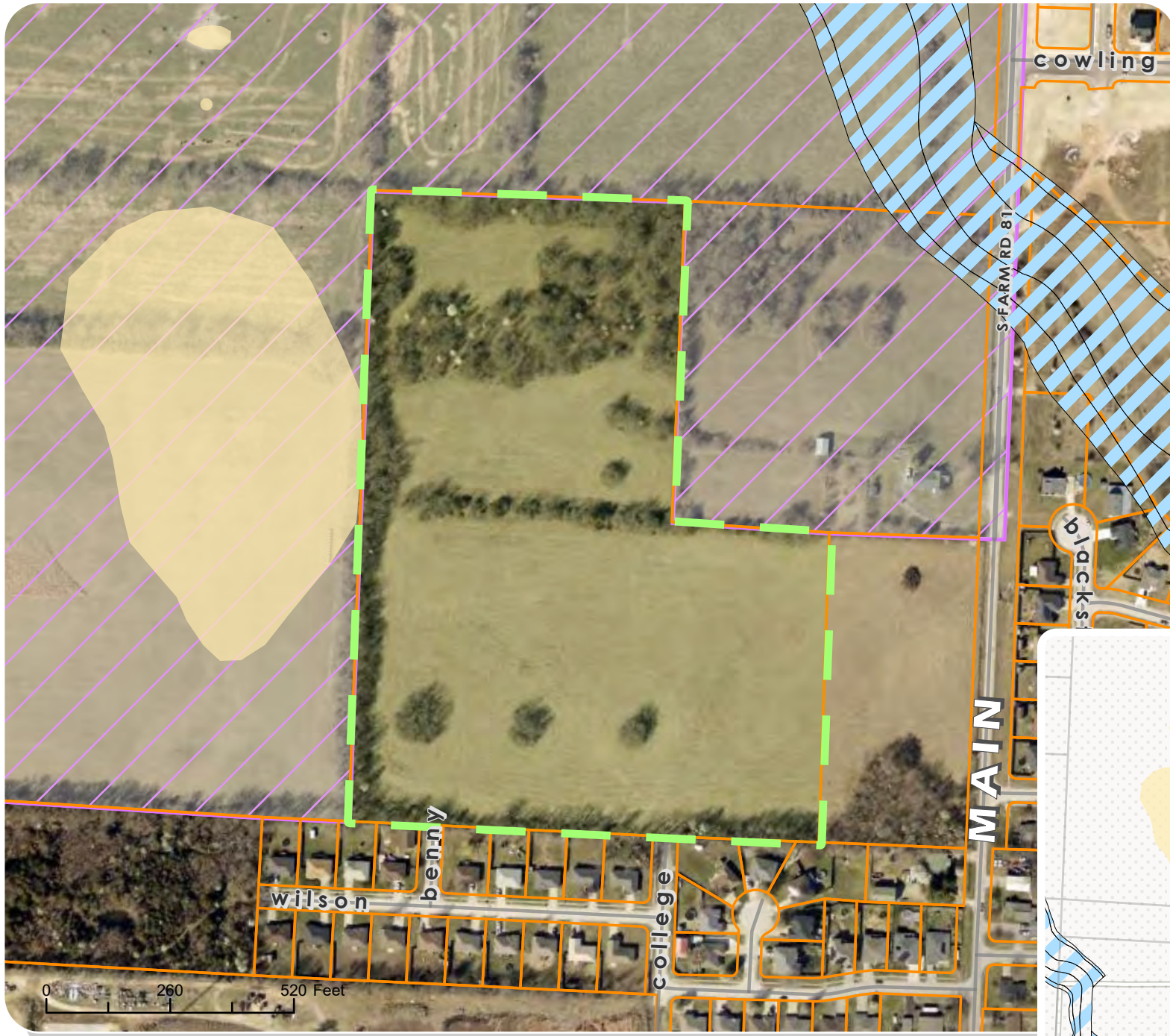
ADDRESS
1100 Block of N Main

ZONING
AG | REQUESTED R1-M

PIN
1718100005

WARD
2

ACREAGE
25.0



	Site Extent		Sinkholes
	Out of City		Floodplain

REZN 24-013

REZN 24-013 | REZONE

Owner/Applicant
Enterprise Development,
LLC

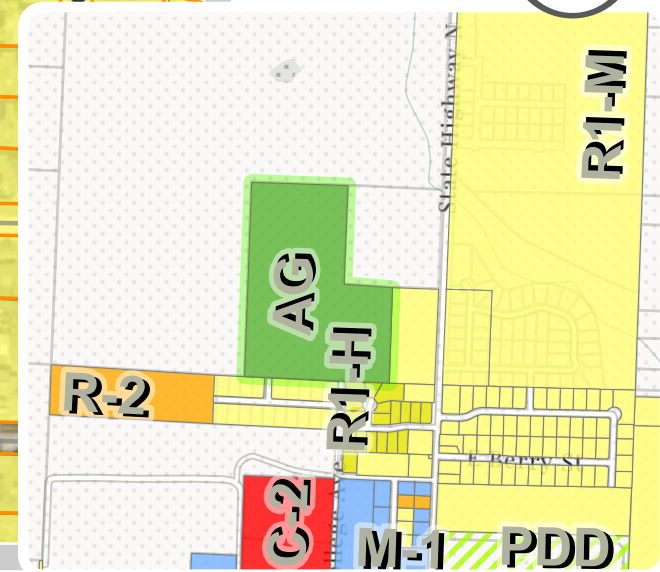
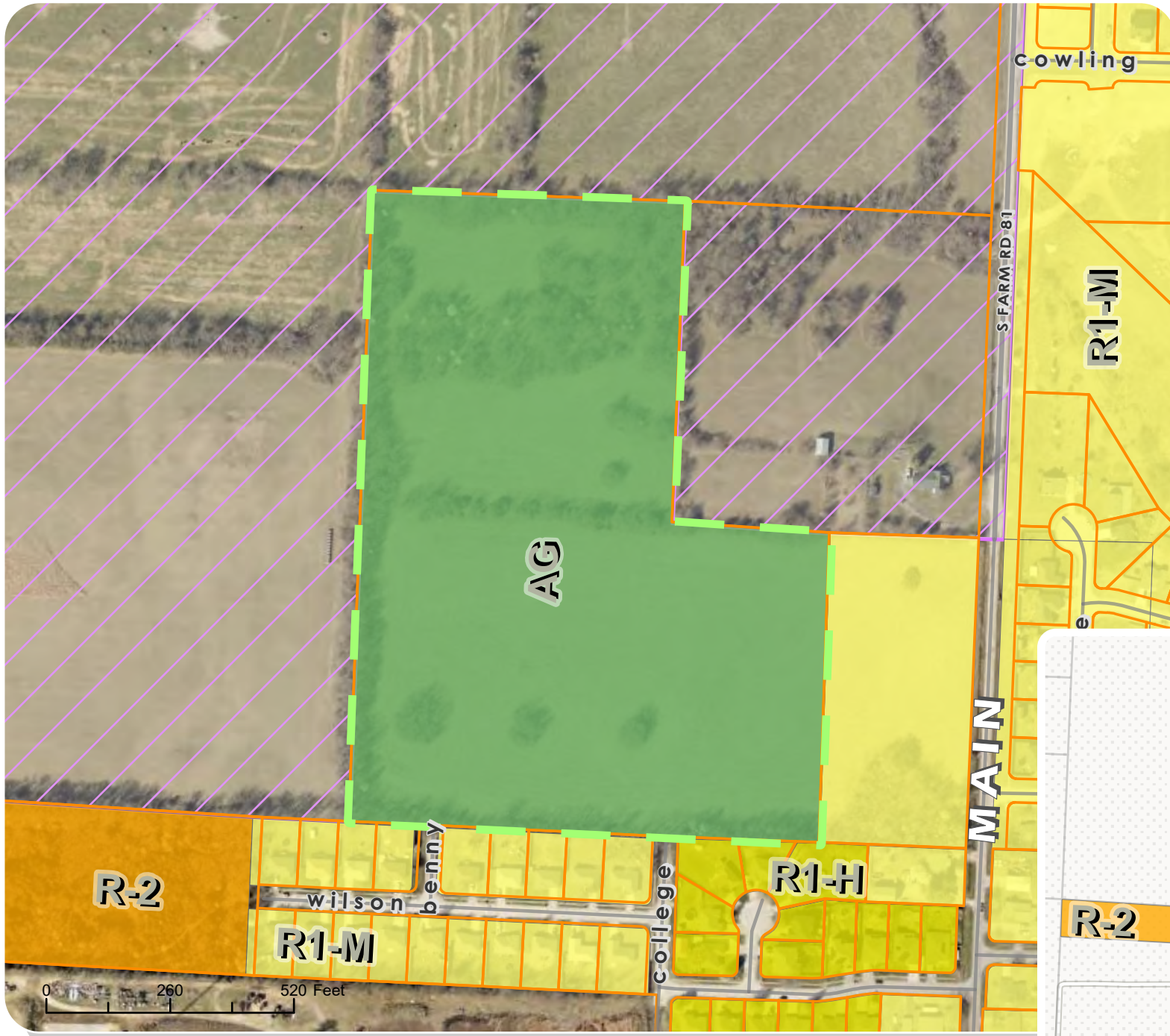
ADDRESS
1100 Block of N Main

ZONING
AG | REQUESTED R1-M

PIN
1718100005

WARD
2

ACREAGE
25.0



Site Extent

Out of City

REZN 24-013

REZN 24-013 | REZONE

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

1100 Block of Main (REZN 24-013)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

8/12/24

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

o consistent with surrounding zoning
o R1-M
o able to be served by city water/sewer, traffic

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

1100 Block of Main (REZN 24-013)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

SIMILAR TO REZN 24-004, ORD 24-24 FROM MAY 7th
1 to 6 NOT PASSED

TIS SEEMS LIKE IT SHOULD BE LOOKED AT AGAIN W/ SCHOOL
IN SESSION

100 TO 122 LOTS PLANNED

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

Approval Denial

Commissioner Name:

Berube

Commissioner Signature:



Date:

8/12/24

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

*Engineer Rep present for owner - RFL to RI-M,
more consistent w/ surrounding 122 lots → ~100 lots
Development company has spat time w/ neighbors
No other speakers.*

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

Commissioner Name:

Commissioner Signature:

Date:

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

1100 Block of Main (REZN 24-013)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

AG → R1-M
A1 to N
R1-M to E
R1-M + R1-H to South
A1 to W.
Water, FIS, Flood, + Sinkholes are in conformance

Comp Plan Objective 1B
8000 sq ft lots in R1-M
≈ 100 lots

Previous rezone failed;
at R1-H in council


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

Approval Denial

Commissioner Name:

Brian Debraux

Commissioner Signature:



Date:

8-12-24



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-47 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.46 Acres of Real Property Located at 907 North Walnut Avenue, from Light Industrial (M-1) to Multi-Family Residential (R-3).

Submitted By: Patrick Ruiz, Associate Planner

Date: August 27, 2024

Issue Statement

Dogwood Real Estate Holdings, LLC has applied to change the Zoning Classification of approximately 0.46 acres of property located at 907 North Walnut Avenue, or legally described as Lots 20 and 21 of the Chock's Northside First Addition, from Light Industrial (M-1) to Multi-Family Residential (R-3).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.46 acres of land located at 907 N. Walnut Ave.; the property is currently the site of a four-plex residential dwelling structure.

As regulated by Article 405-IX Non-Conforming Uses of the Republic Municipal Code, the use of the structure within the existing zoning of Light Industrial (M-1) is deemed Non-Conforming. The applicable regulations of the Light Industrial (M-1) District do not permit the use of multi-family dwellings. If approved, the application to rezone the property to Multi-Family Residential (R-3) would make it a conforming lot of record and use.

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

Consistency with the Comprehensive Plan

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

In the case of this application, the rezone would encourage preserving the existing use of the residential development through an appropriate reactive measure.

The Rezoning of this parcel is consistent with City's Adopted Plans.

Compatibility with Surrounding Land Uses

The subject property is adjacent to Light Industrial (M-1) zoned parcels bordering the west and north property lines and to the east across North Walnut Avenue. It is also adjacent to Local Commercial (C-1) zoned parcels to the south across West North Street.

The Multi-Family Residential (R-3) Zoning District is intended to permit and establish regulations to accommodate high density residential development. The land uses to the west and north are commercial and the property across Walnut Avenue is multi-family residential.

Such rezoning would be compatible with the surrounding land uses.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property has access to sewer through an 8" gravity sewer main along Walnut Avenue. Effluent would travel through gravity lines to the Evergreen Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available adjacent to the site through a 4" main across Walnut Avenue.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

The property has access off Walnut Ave, a local class road. It is also adjacent to North Street, which is classified as a Local Commercial and Multi-Family Street by the Transportation Plan.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

Floodplain: The subject parcel **does not** contain areas of Special Flood Hazard Area (Floodplain).

Sinkholes: The subject property **does not** contain an identified sinkhole.

Recommended Action

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

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 0.46 ACRES OF REAL PROPERTY LOCATED AT 907 NORTH WALNUT AVENUE, FROM LIGHT INDUSTRIAL (M-1) TO MULTI-FAMILY RESIDENTIAL (R-3)

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, Dogwood Real Estate Holdings, LLC (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 0.46 acres located 907 North Walnut Avenue (the “Property”), from its current zoning of Light Industrial (M-1) to a zoning classification of Multi-Family Residential (R-3); and

WHEREAS, the City submitted the Application to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for August 12, 2024; and

WHEREAS, on July 19, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

WHEREAS, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

WHEREAS, the PZ Commission conducted the public hearing on August 12, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

WHEREAS, the PZ Commission, by a vote of 6 Ayes to 0 Nays, recommended approval of the Application; and

WHEREAS, the Application was submitted to the City Council for first and second read at its regular meeting on August 20, 2024, after which the Council voted to approve the Application and amend the Zoning Code accordingly.

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

Section 1: The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property consisting of approximately 0.46 acres located at 907 North Walnut Avenue in Republic, Missouri, more fully described in the legal description herein below, from the zoning classification of Light Industrial (M-1) to a zoning classification of Multi-Family Residential (R-3):

ALL OF LOTS TWENTY (20) and TWENTY-ONE (21), IN COHICK'S NORTHSIDE FIRST ADDITION IN REPUBLIC, GREENE COUNTY, MISSOURI.

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

Section 3: The WHEREAS clauses above are 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 _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

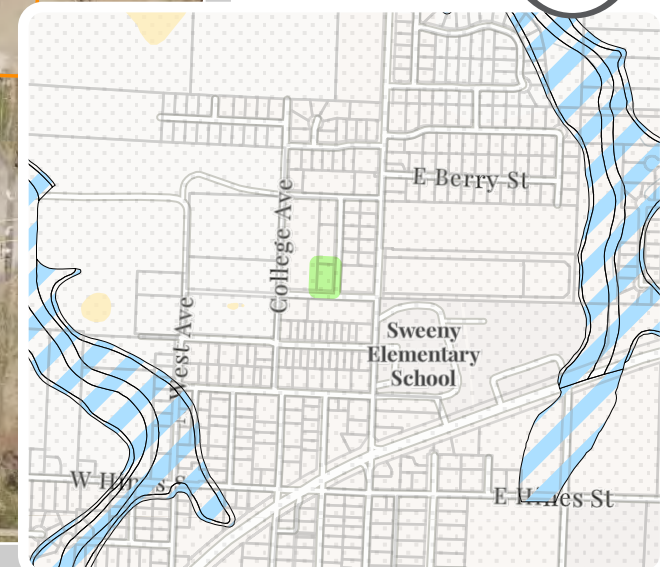


Megan McCullough, City Attorney

Final Passage and Vote:

Owner/Applicant
 Dogwood Real Estate
 Holdings LLC

ADDRESS
 907 N Walnut Ave
ZONING
 M-1 | REQUESTED R-3
PIN
 1718402009
WARD
 2
ACREAGE
 0.46



907 N WALNUT AVE
REZN 24-014 | REZONE

 **Site Extent**
 **Sinkholes**
 **Out of City**
 **Floodplain**

Owner/Applicant
Dogwood Real Estate Holdings LLC

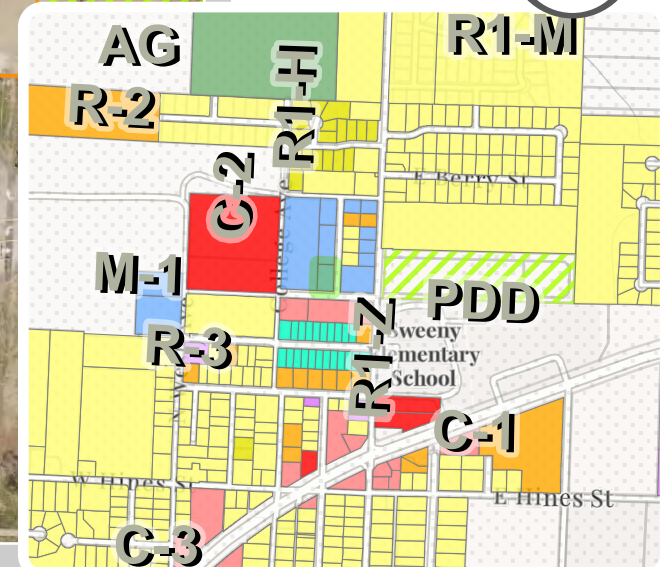
ADDRESS
907 N Walnut Ave

ZONING
M-1 | REQUESTED R-3

PIN
1718402009

WARD
2

ACREAGE
0.46



-  **Site Extent**
-  **Out of City**

907 N WALNUT AVE
REZN 24-014 | REZONE

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

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

- Approval
- Denial

Commissioner Name:

Lynni Means

Commissioner Signature:

Lynni Means

Date:

8/12/24

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

8/12/24

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

Land is currently home of a duplex, just needed to be rezoned. • Compatible with surrounding land use.

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

907 N Walnut Ave (Lots 20 & 21) (REZN 24-014)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

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

Approval Denial

Commissioner Name:

B Espino

Commissioner Signature:

[Handwritten Signature]

Date:

8/12/24

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

Applicant present. Desiring to build additional unit.

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

.46 acres M-1 → R-3
Non-conforming lot currently
Adjacent to M-1, C-1
Water, sewer, trash, flood & sinkhole conformance

Comp Plan Objective - Preserving Existing Usage

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

Commissioner Name: Commissioner Signature: Date:



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-48 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 24.32 Acres of Real Property Located at 1 Convoy Drive, from General Commercial (C-2) to Heavy Industrial (M-2).

Submitted By: Chris Tabor, Principal Planner

Date: August 27, 2024

Issue Statement

Convoy of Hope has requested to change the Zoning Classification of approximately 24.32 acres of property located at the 1 Convoy Drive from General Commercial (C-2) to Heavy Industrial (M-2).

Discussion and/or Analysis

The subject property is currently vacant.

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

Consistency with the Comprehensive Plan

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

- **Coordination with Infrastructure Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
 - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

The Rezoning of this parcel is consistent with City’s Adopted Plans.

Compatibility with Surrounding Land Uses

The subject property is adjacent to the following zoning districts:

- Greene County Zoned Agriculture (A-1) to the North across W FR 144;
- Heavy Industrial (M-2) to the East;
- General Commercial (C-2) zoning to the South and West;



The property is part of the Convoy of Hope campus, the rest of which is zoned Heavy Industrial (M-2). The requested zoning district, Heavy Industrial (M-2), is consistent with use of adjacent property.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

City Water and Sewer systems have capacity to serve this property if the application is approved.

City of Republic water and sewer infrastructure is currently onsite for the greater Convoy of Hope complex.

Effluent would gravity to the Evergreen Lift Station to the North to Brookline North Lift Station, to Brookline South Lift Station, to Mcelhaney Lift Station and then to the Wastewater Treatment Facility.

The water system, named Lift Station, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

A Traffic Impact Study (TIS) was not required for this property. The City is evaluating a number of possible ways to address future traffic needs in the area and these efforts will involve participation or input from a number of businesses utilizing the roads in and around the Brookline Business Park. Improvements will need to be made as part of a larger concerted effort that takes into account the eventual full area buildout for COH and other occupants.

Floodplain: The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

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

Recommended Action

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

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 24.32 ACRES OF REAL PROPERTY LOCATED AT 1 CONVOY DRIVE, FROM GENERAL COMMERCIAL (C-2) TO HEAVY INDUSTRIAL (M-2)

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, Convoy of Hope (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 24.32 acres located at 1 Convoy Drive (the “Property”), from its current zoning of General Commercial (C-2) to a zoning classification of Heavy Industrial (M-2); and

WHEREAS, the City submitted the Application to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for August 12, 2024; and

WHEREAS, on July 24, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

WHEREAS, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

WHEREAS, the PZ Commission conducted the public hearing on August 12, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

WHEREAS, the PZ Commission, by a vote of six Ayes to zero Nays, recommended approval of the Application; and

WHEREAS, the Application was submitted to the City Council for first and second read at its regular meeting on August 20, 2024, after which the Council voted to approve the Application and amend the Zoning Code accordingly.

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

Section 1: The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property consisting of approximately 24.32 acres located at 1 Convoy Drive in Republic, Missouri, more fully described in the legal description herein below, from the zoning classification of General Commercial (C-2) to a zoning classification of Heavy Industrial (M-2):

THAT PART OF THE WEST HALF (W ½) OF THE SOUTHWEST QUARTER (SW ¼) SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-

THREE (23), GREENE COUNTY, MISSOURI, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF HIGHWAY 360 (JAMES RIVER FREEWAY); ALL IN GREENE COUNTY, MISSOURI.

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

Section 3: The WHEREAS clauses above are 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 _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

Owner/Applicant
Convoy of Hope

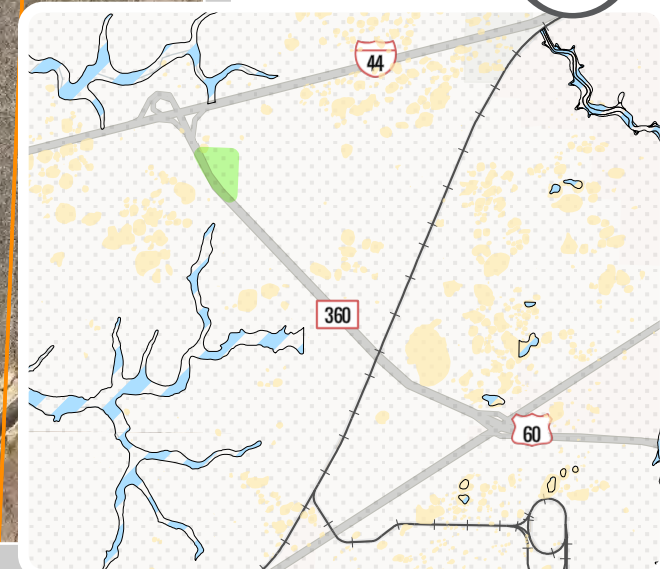
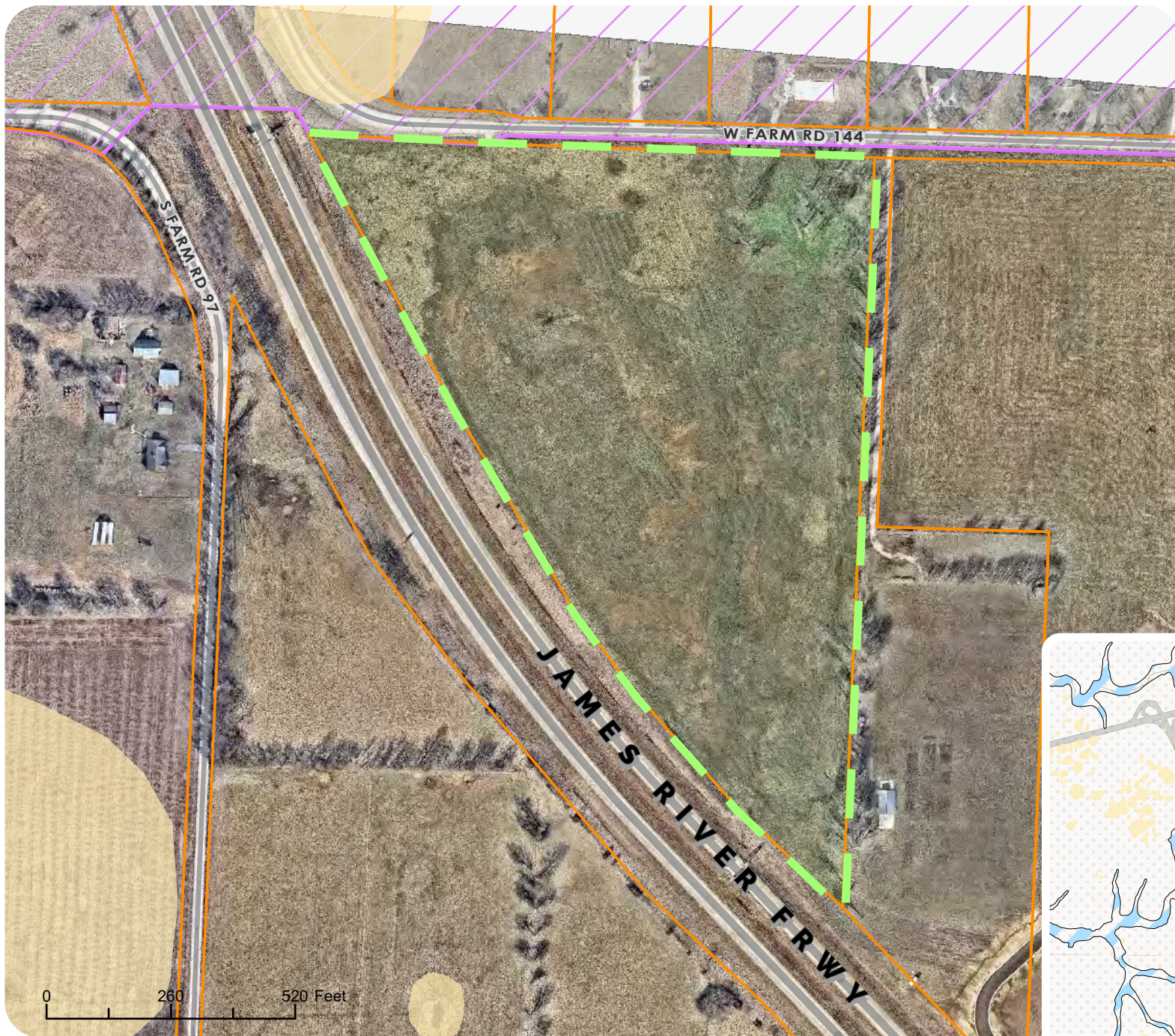
ADDRESS
1 Convoy Dr

ZONING
C-2 | REQUESTED M-2

PIN
881427300014

WARD
2

ACREAGE
24.32



1 CONVOY DR
REZN 24-015 | REZONE

Site Extent
 Sinkholes
 Out of City
 Floodplain

Owner/Applicant
Convoy of Hope

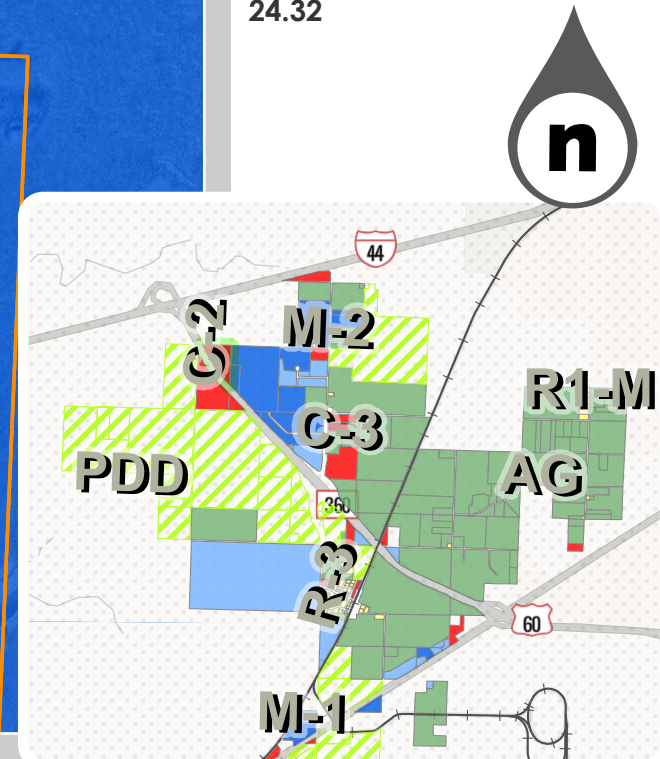
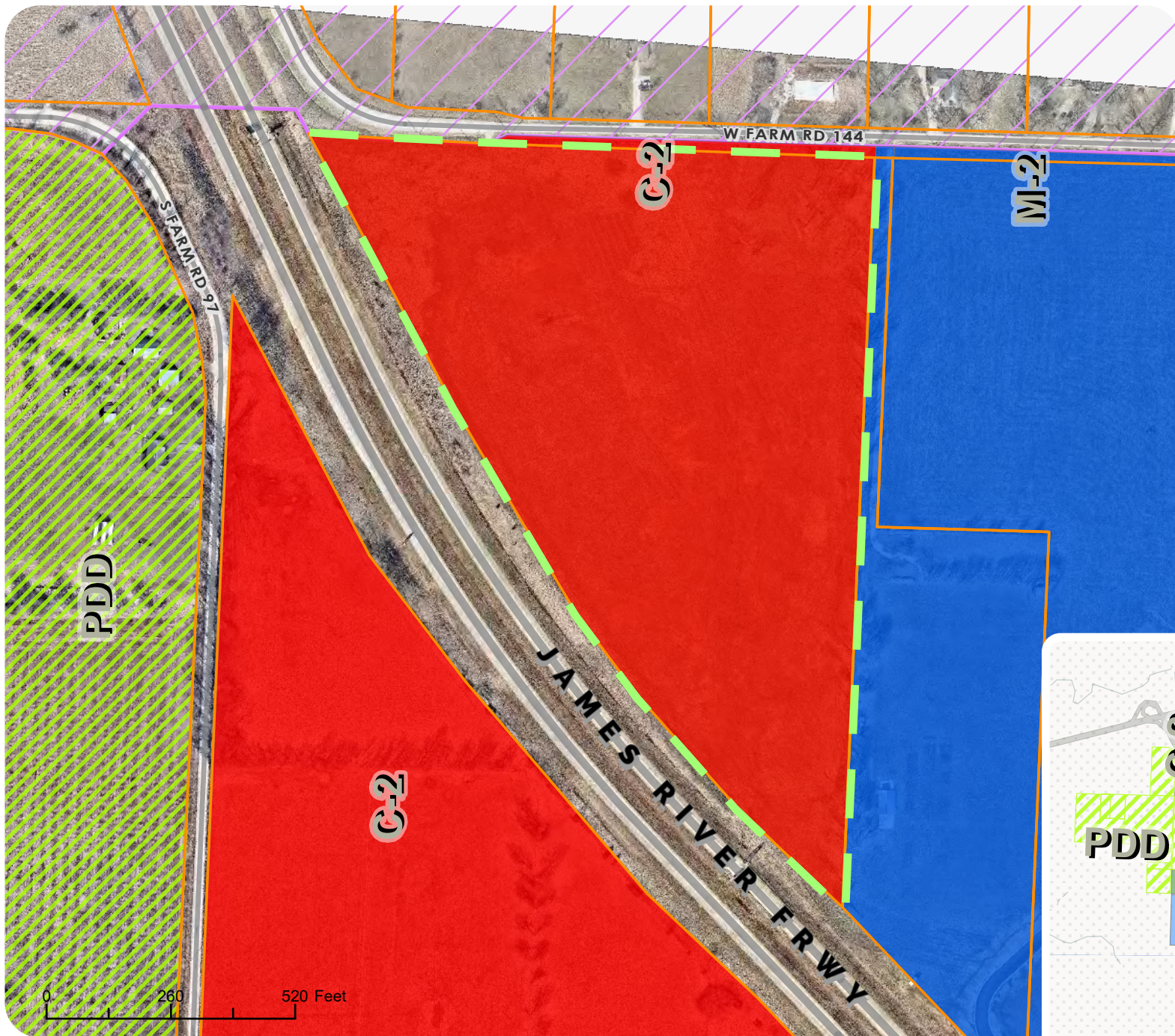
ADDRESS
1 Convoy Dr

ZONING
C-2 | REQUESTED M-2

PIN
881427300014

WARD
2

ACREAGE
24.32



 **Site Extent**

 **Out of City**

1 CONVOY DR
REZN 24-015 | REZONE

Findings of Fact

Date of Hearing:

Time:

Type of Application:

08/12/2024

6:00

Rezoning

Name of Applicant:

Location:

COH 1 Convoy Dr (REZN 24-015)

City Council Chambers

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

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

Statement of Relevant Facts Found:

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

Approval

Denial

Commissioner Name:

Commissioner Signature:

Date:

Hume Means

Hume Means

8/13/24

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

COH 1 Convoy Dr (REZN 24-015)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. A. Hyder

Date:

8/12/24

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

*Conforms with surrounding area
ability to be served by city*

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

08/12/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

COH 1 Convoy Dr (REZN 24-015)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

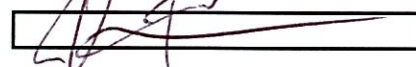
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

B. SPAN

Commissioner Signature:



Date:

8/12/24

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

Engineer present for applicant. Plan to combine the various plots. Eventual development - additional warehouse or other use.

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

24.32 acres C-2 → M-2 Comis Plan Objective 3B
A1 to N, M-2 to E, C-2 to SHW

Conformances
Water, Sewer, Flood, Sinkholes
TIS not needed - Traffic w/ rest of properties needs to look at

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

Commissioner Name: Commissioner Signature: Date:



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-49 An Ordinance of the City Council Establishing the Procedure for Disclosing Potential Conflicts of Interest and Substantial Interests for Certain Officials.

Submitted By: Megan McCullough, City Attorney

Date: August 27, 2024

Issue Statement

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

Discussion and/or Analysis

In 2020, the City re-adopted the procedures for disclosing potential conflicts of interest and substantial interests for certain officials. If the city's annual budget is over one million dollars, the City is required to re-adopt a conflict of interest ordinance every two (2) years before the September 15, 2022 deadline established by the Missouri Ethics Commission. Once approved, the ordinance must be forwarded to the Missouri Ethics Commission within ten (10) days of passage for it to go into effect. All elected, appointed and decision-making personnel and candidates would be required to file a Financial Interest Statement for Political Subdivisions if any transactions occurred in the previous calendar year that would be considered a conflict of interest as per this ordinance and State Statute. If this ordinance is not re-adopted, all elected, appointed, and decision-making personnel, and candidates would be required to file a Personal Financial Disclosure Statement (long form).

Recommended Action

Staff recommends approval.

AN ORDINANCE OF THE CITY COUNCIL ESTABLISHING THE PROCEDURE FOR DISCLOSING POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN OFFICIALS

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, if the City’s annual budget is over one million dollars (\$1M), the City is required to re-adopt a conflict of interest ordinance every two (2) years prior to the Missouri Ethics Commission’s annual deadline of September 15th; and

WHEREAS, the City last adopted a conflict of interest ordinance on September 06, 2022, in Bill No. 22-50; and

WHEREAS, within no more than ten (10) days after passage of the ordinance, the same must be forwarded to the Missouri Ethics Commission, at which time the ordinance shall take effect.

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

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

Section 2: **Conflicts of Interest:**

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

any individual, partnership, organization, or association within any calendar year.

Section 3: **Disclosure Reports:** Each elected official, candidate for elective office, the chief administrative officer, the chief purchasing officer, and the full-time general counsel shall disclose the following information by May 1, or the appropriate deadline as referenced in Section 105.487 RSMo., if any such transactions occurred during the previous calendar year.

- a. For such person, and all persons within the first degree of consanguinity of affinity of such person, the date and the identities of the parties to each transaction with total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision.
- b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.
- c. The chief administrative officer, chief purchasing officer, and candidates for either of these positions also shall disclose by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo., the following information for the previous calendar year:
 - i. The name and address of each employer(s) of such person from whom income of one thousand dollars (\$1,000) or more was received during the year covered by the statement;
 - ii. The name and address of each sole proprietorship that such person owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which such person was a partner or participant; the name and address of each partner or co-participant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent (10%) or more of any class of outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent (2%) or

more of any class or outstanding stock, limited partnership units or other equity interests;

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

Section 4: **Filing of Reports:**

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

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

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

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:



AGENDA ITEM ANALYSIS

Project/Issue Name: A Public Hearing of the City Council Regarding Setting the 2024 Property Tax Levies for the City of Republic, Missouri.

Submitted By: Bob Ford, Finance Director

Date: August 27, 2024

Issue Statement

To approve property tax levies for the year 2024 in accordance with the recommendations from the Missouri State Auditor's Office.

Discussion and/or Analysis

The City of Republic maintains three property tax levies:

- General Operating,
- Parks and Recreation, and
- Street Lighting.

The Greene and Christian County Assessors have provided the assessed valuation information to the City and to the State Auditor's Office. The City must establish its rates in accordance with those approved by the State Auditor.

The attached worksheet and supporting documents illustrate the change in assessed valuation, compared to the 2023 tax year.

Greene County and Christian County officials assess property value, mail property tax statements, and collect and remit property tax funds to Republic. In return for billing residents for 2024 property taxes on behalf of the City of Republic, Christian County retains 4% of collections to offset their costs while Greene County retains 3%.

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

Recommended Property Tax Levies and Estimated Revenues

Tax Levy - Type	2023 Levy	2024 Levy	Difference
General Operating	0.4267	0.4268	0.0001
Parks & Recreation	0.1150	0.1150	0.0000
Streets - Streetlights	0.0657	0.0657	0.0000
	0.6074	0.6075	0.0001

Assessed Valuation	2023	2024	Difference
Real Estate, Railroad & Utility	\$326,173,312	\$351,685,972	\$25,512,660

Tax Revenue - Type	2023 Levy	2024 Levy	Difference
General Operating	\$1,391,782	\$1,500,996	\$109,214
Parks & Recreation	\$375,099	\$404,439	\$29,340
Streets - Streetlights	<u>\$214,296</u>	<u>\$231,058</u>	<u>\$16,762</u>
Gross Property Taxes Billed	\$1,981,177	\$2,136,492	\$155,316
County Processing Fees	(\$59,678)	(\$64,356)	(\$4,678)
Net Expected Revenue	\$1,921,499	\$2,072,136	\$150,637

Recommended Action

Staff is recommending the passage of setting of 2024 property tax levies in accordance with the State Auditor's recommendation of 0.6075 total levy, with an associated net expected revenues of \$2,072,136 to be reflected in the City's 2025 Annual Budget.



Scott Fitzpatrick
Missouri State Auditor

MEMORANDUM

August 15, 2024

TO: 09-039-0005 City of Republic
RE: Setting of 2024 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2024 Property Tax Rate(s).

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

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

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

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

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

If the 2024 questionnaire has a different amount on Form A, Line 5 than was previously submitted, we had to revise the 2023 calculation for this change. The revised 2023 tax rate ceiling is listed on the 2024 Summary Page, Line A. Your primary County Clerk should forward a copy of the revised 2023 calculation; please keep this form for your files.

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

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

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

Missouri State Auditor's Office
2024 Tax Rate Assessed Valuation Summary

09-15-2024
Item 7.

Political Subdivision - 09-039-0005 City of Republic

		Current Assessed Valuation						
Purpose	County	Real Property	Personal Property	Total	New Construction and Improvements Real Estate	Newly Added Territory	Newly Separated Territory	Property Changed from Local to State Assessed
01 General Revenue	022 Christian	4,305,542	0	4,305,542	0	0	0	0
01 General Revenue	039 Greene	347,380,430	0	347,380,430	25,520,810	71,850	0	0
	Total	<u>351,685,972</u>	<u>0</u>	<u>351,685,972</u>	<u>25,520,810</u>	<u>71,850</u>	<u>0</u>	<u>0</u>
02 Parks & Recreation	022 Christian	4,305,542	0	4,305,542	0	0	0	0
02 Parks & Recreation	039 Greene	347,380,430	0	347,380,430	25,520,810	71,850	0	0
	Total	<u>351,685,972</u>	<u>0</u>	<u>351,685,972</u>	<u>25,520,810</u>	<u>71,850</u>	<u>0</u>	<u>0</u>
04 Lights	022 Christian	4,305,542	0	4,305,542	0	0	0	0
04 Lights	039 Greene	347,380,430	0	347,380,430	25,520,810	71,850	0	0
	Total	<u>351,685,972</u>	<u>0</u>	<u>351,685,972</u>	<u>25,520,810</u>	<u>71,850</u>	<u>0</u>	<u>0</u>



Summary Page

Item 7.

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year... 0.4267
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.4268
C. Amount of rate increase authorized by voters for current year if same purpose. (Form B, Line 7)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.4268
E. Maximum authorized levy the most recent voter approved rate 0.9000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.4268
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

Certification

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

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

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

Proposed rate to be entered on tax books by county clerk

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

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

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



Form A

Item 7.

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

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

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

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

1. (2024) Current year assessed valuation

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

(a) 351,685,972 (Real Estate) + (b) 0 (Personal Property) = 351,685,972 (Total)

2. Assessed valuation of new construction & improvements

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

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

(a) 25,520,810 (Real Estate) + (b) 0 (Personal Property) = 25,520,810 (Total)
Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
If Line 2b is negative, enter zero

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 71,850 (Real Estate) + (b) 0 (Personal Property) = 71,850 (Total)

4. Adjusted current year assessed valuation

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

326,093,312

5. (2023) Prior year assessed valuation

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

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

(a) 326,173,312 (Real Estate) + (b) 0 (Personal Property) = 326,173,312 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

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

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

obtained from the county clerk or county assessor

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

8. Adjusted prior year assessed valuation

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

326,173,312



Form A

Item 7.

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

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

9. Percentage increase in adjusted valuation of existing property in the current year over the prior year's assessed valuation (Line 4 - Line 8 / Line 8 x 100)	-0.0245%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	3.4000%
11. Adjusted prior year assessed valuation (Line 8)	326,173,312
12. (2023) Tax rate ceiling from prior year (Summary Page, Line A)	0.4267
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	1,391,782
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.	0.0000%
15. Additional revenue permitted (Line 13 x Line 14)	0
16. Total revenue permitted in current year * from property that existed in both years (Line 13 + Line 15)	1,391,782
17. Adjusted current year assessed valuation (Line 4)	326,093,312
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (Line 16 / Line 17 x 100) Round a fraction to the nearest one/one hundredth of a cent. Enter this rate on the Summary Page, Line B	0.4268

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



Summary Page

Item 7.

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

City of Republic 09-039-0005 Parks & Recreation

Name of Political Subdivision Political Subdivision Code Purpose of Levy

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

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

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year) 0.1150
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.1150
C. Amount of rate increase authorized by voters for current year if same purpose. (Form B, Line 7)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.1150
E. Maximum authorized levy the most recent voter approved rate 0.2000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.1150
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

Certification

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

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

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

Proposed rate to be entered on tax books by county clerk

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

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

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



Form A

Item 7.

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

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

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

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

1. (2024) Current year assessed valuation

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

(a) 351,685,972 (Real Estate) + (b) 0 (Personal Property) = 351,685,972 (Total)

2. Assessed valuation of new construction & improvements

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

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

(a) 25,520,810 (Real Estate) + (b) 0 (Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) If Line 2b is negative, enter zero) = 25,520,810 (Total)

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 71,850 (Real Estate) + (b) 0 (Personal Property) = 71,850 (Total)

4. Adjusted current year assessed valuation

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

326,093,312

5. (2023) Prior year assessed valuation

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

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

(a) 326,173,312 (Real Estate) + (b) 0 (Personal Property) = 326,173,312 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

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

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

obtained from the county clerk or county assessor

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

8. Adjusted prior year assessed valuation

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

326,173,312



Form A

Item 7.

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

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

Table with 2 columns: Description and Rate. Rows include: 9. Percentage increase in adjusted valuation (-0.0245%), 10. Increase in Consumer Price Index (CPI) (3.4000%), 11. Adjusted prior year assessed valuation (326,173,312), 12. (2023) Tax rate ceiling from prior year (0.1150), 13. Maximum prior year adjusted revenue (375,099), 14. Permitted reassessment revenue growth (0.0000%), 15. Additional revenue permitted (0), 16. Total revenue permitted in current year * (375,099), 17. Adjusted current year assessed valuation (326,093,312), 18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.1150).

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



Summary Page

Item 7.

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year) 0.0657
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.0657
C. Amount of rate increase authorized by voters for current year if same purpose. (Form B, Line 7)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.0657
E. Maximum authorized levy the most recent voter approved rate 0.1000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.0657
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

Certification

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

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

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

Proposed rate to be entered on tax books by county clerk

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

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

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



Form A

Item 7.

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

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

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

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

1. (2024) Current year assessed valuation

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

(a) 351,685,972 (Real Estate) + (b) 0 (Personal Property) = 351,685,972 (Total)

2. Assessed valuation of new construction & improvements

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

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

(a) 25,520,810 (Real Estate) + (b) 0 (Personal Property) = 25,520,810 (Total)
Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
If Line 2b is negative, enter zero

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 71,850 (Real Estate) + (b) 0 (Personal Property) = 71,850 (Total)

4. Adjusted current year assessed valuation

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

326,093,312

5. (2023) Prior year assessed valuation

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

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

(a) 326,173,312 (Real Estate) + (b) 0 (Personal Property) = 326,173,312 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

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

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

obtained from the county clerk or county assessor

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

8. Adjusted prior year assessed valuation

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

326,173,312



Form A

Item 7.

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

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

Table with 2 columns: Description and Rate. Rows include: 9. Percentage increase in adjusted valuation (-0.0245%), 10. Increase in Consumer Price Index (CPI) (3.4000%), 11. Adjusted prior year assessed valuation (326,173,312), 12. (2023) Tax rate ceiling from prior year (0.0657), 13. Maximum prior year adjusted revenue (214,296), 14. Permitted reassessment revenue growth (0.0000%), 15. Additional revenue permitted (0), 16. Total revenue permitted in current year * (214,296), 17. Adjusted current year assessed valuation (326,093,312), 18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.0657).

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



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/15/2024

Informational Data

Item 7.

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

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

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

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

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

Informational Summary Page

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling (0.4267), Current year rate computed (0.4268), Amount of increase authorized by voters for current year, Rate to compare to maximum authorized levy (0.4268), Maximum authorized levy (0.9000), Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (0.4268).

Informational Form A

Table with 2 columns: Description, Value. Rows include Percentage increase in adjusted valuation (-0.0245%), Increase in Consumer Price Index (CPI) (3.4000%), Adjusted prior year assessed valuation (326,173,312), (2023) Tax rate ceiling from prior year (0.4267), Maximum prior year adjusted revenue (1,391,782), Permitted reassessment revenue growth (0.0000%), Additional reassessment revenue permitted (0), Total revenue permitted in current year (1,391,782), Adjusted current year assessed valuation (326,093,312), Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.4268).

Informational Form B

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling to apply voter approved increase to, Voter approved increased tax rate to adjust.



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/15/2024

Informational Data

Item 7.

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

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

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

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

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

Informational Summary Page

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling (0.1150), Current year rate computed (0.1150), Amount of increase authorized by voters for current year, Rate to compare to maximum authorized levy (0.1150), Maximum authorized levy (0.2000), Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (0.1150)

Informational Form A

Table with 2 columns: Description, Value. Rows include Percentage increase in adjusted valuation (-0.0245%), Increase in Consumer Price Index (CPI) (3.4000%), Adjusted prior year assessed valuation (326,173,312), (2023) Tax rate ceiling from prior year (0.1150), Maximum prior year adjusted revenue (375,099), Permitted reassessment revenue growth (0.0000%), Additional reassessment revenue permitted (0), Total revenue permitted in current year (375,099), Adjusted current year assessed valuation (326,093,312), Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.1150)

Informational Form B

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling to apply voter approved increase to, Voter approved increased tax rate to adjust



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/15/2024

Informational Data

Item 7.

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

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

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

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

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

Informational Summary Page

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling (0.0657), Current year rate computed (0.0657), Amount of increase authorized by voters for current year, Rate to compare to maximum authorized levy (0.0657), Maximum authorized levy (0.1000), Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (0.0657).

Informational Form A

Table with 2 columns: Description, Value. Rows include Percentage increase in adjusted valuation (-0.0245%), Increase in Consumer Price Index (CPI) (3.4000%), Adjusted prior year assessed valuation (326,173,312), (2023) Tax rate ceiling from prior year (0.0657), Maximum prior year adjusted revenue (214,296), Permitted reassessment revenue growth (0.0000%), Additional reassessment revenue permitted (0), Total revenue permitted in current year (214,296), Adjusted current year assessed valuation (326,093,312), Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.0657).

Informational Form B

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling to apply voter approved increase to, Voter approved increased tax rate to adjust.



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-50 An Ordinance of the City Council Setting the 2024 Property Tax Levies for the City of Republic, Missouri.

Submitted By: Bob Ford, Finance Director

Date: August 27, 2024

Issue Statement

To approve property tax levies for the year 2024 in accordance with the recommendations from the Missouri State Auditor's Office.

Discussion and/or Analysis

The City of Republic maintains three property tax levies:

- General Operating,
- Parks and Recreation, and
- Street Lighting.

The Greene and Christian County Assessors have provided the assessed valuation information to the City and to the State Auditor's Office. The City must establish its rates in accordance with those approved by the State Auditor.

The attached worksheet and supporting documents illustrate the change in assessed valuation, compared to the 2023 tax year.

Greene County and Christian County officials assess property value, mail property tax statements, and collect and remit property tax funds to Republic. In return for billing residents for 2024 property taxes on behalf of the City of Republic, Christian County retains 4% of collections to offset their costs while Greene County retains 3%.

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

Recommended Property Tax Levies and Estimated Revenues

Tax Levy - Type	2023 Levy	2024 Levy	Difference
General Operating	0.4267	0.4268	0.0001
Parks & Recreation	0.1150	0.1150	0.0000
Streets - Streetlights	0.0657	0.0657	0.0000
	0.6074	0.6075	0.0001

Assessed Valuation	2023	2024	Difference
Real Estate, Railroad & Utility	\$326,173,312	\$351,685,972	\$25,512,660

Tax Revenue - Type	2023 Levy	2024 Levy	Difference
General Operating	\$1,391,782	\$1,500,996	\$109,214
Parks & Recreation	\$375,099	\$404,439	\$29,340
Streets - Streetlights	<u>\$214,296</u>	<u>\$231,058</u>	<u>\$16,762</u>
Gross Property Taxes Billed	\$1,981,177	\$2,136,492	\$155,316
County Processing Fees	(\$59,678)	(\$64,356)	(\$4,678)
Net Expected Revenue	\$1,921,499	\$2,072,136	\$150,637

Recommended Action

Staff is recommending the passage of setting of 2024 property tax levies in accordance with the State Auditor's recommendation of 0.6075 total levy, with an associated net expected revenues of \$2,072,136 to be reflected in the City's 2025 Annual Budget.

AN ORDINANCE OF THE CITY COUNCIL SETTING THE 2024 PROPERTY TAX LEVIES FOR THE CITY OF REPUBLIC, 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, the Missouri State Auditor’s Office reviews data from local governments and other taxing authorities in the State of Missouri on an annual basis to ensure compliance with state law and to maintain revenue neutrality; and

WHEREAS, based on the data it receives and reviews, the Missouri State Auditor’s Office provides a pro-forma tax rate calculation, which the City utilizes in setting its property tax rate(s) for the applicable year; and

WHEREAS, as required by law, a notice of public hearing for the approval of the City’s proposed 2024 property tax levies was published at least seven (7) days prior to the public hearing; and

WHEREAS, following the public hearing, the City hereby adopts the 2024 property tax levies in accordance with the Missouri State Auditor’s Office pro-forma calculations.

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

Section 1: For the year 2024, there is hereby levied a tax upon each \$100.00 of assessed valuation of real estate within the corporate limits of the City of Republic, Missouri, at the following rates and for the following purposes:

A. General Revenue Fund	0.4268
B. Park Fund	0.1150
C. Street Lighting Fund	0.0657
<u>TOTAL</u>	<u>0.6075</u>

Section 2: On the day following approval and passage of this Ordinance, the City Clerk shall certify the levy/levies established herein and deliver the same to the County Clerk of Greene County, Missouri and to the County Clerk of Christian County, Missouri.

Section 3: The WHEREAS clauses above are specifically incorporated herein by reference.

Section 4: The provisions of this Ordinance are severable, and if any provisions hereof are 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 _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:



Scott Fitzpatrick
Missouri State Auditor

MEMORANDUM

August 15, 2024

TO: 09-039-0005 City of Republic
RE: Setting of 2024 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2024 Property Tax Rate(s).

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

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

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

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

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

If the 2024 questionnaire has a different amount on Form A, Line 5 than was previously submitted, we had to revise the 2023 calculation for this change. The revised 2023 tax rate ceiling is listed on the 2024 Summary Page, Line A. Your primary County Clerk should forward a copy of the revised 2023 calculation; please keep this form for your files.

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

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

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

Missouri State Auditor's Office
 2024 Tax Rate Assessed Valuation Summary

09-15-2024
 Item 8.

Political Subdivision - 09-039-0005 City of Republic

		Current Assessed Valuation						
Purpose	County	Real Property	Personal Property	Total	New Construction and Improvements Real Estate	Newly Added Territory	Newly Separated Territory	Property Changed from Local to State Assessed
01 General Revenue	022 Christian	4,305,542	0	4,305,542	0	0	0	0
01 General Revenue	039 Greene	347,380,430	0	347,380,430	25,520,810	71,850	0	0
	Total	<u>351,685,972</u>	<u>0</u>	<u>351,685,972</u>	<u>25,520,810</u>	<u>71,850</u>	<u>0</u>	<u>0</u>
02 Parks & Recreation	022 Christian	4,305,542	0	4,305,542	0	0	0	0
02 Parks & Recreation	039 Greene	347,380,430	0	347,380,430	25,520,810	71,850	0	0
	Total	<u>351,685,972</u>	<u>0</u>	<u>351,685,972</u>	<u>25,520,810</u>	<u>71,850</u>	<u>0</u>	<u>0</u>
04 Lights	022 Christian	4,305,542	0	4,305,542	0	0	0	0
04 Lights	039 Greene	347,380,430	0	347,380,430	25,520,810	71,850	0	0
	Total	<u>351,685,972</u>	<u>0</u>	<u>351,685,972</u>	<u>25,520,810</u>	<u>71,850</u>	<u>0</u>	<u>0</u>



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/15/2024

Summary Page

Item 8.

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year... 0.4267
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.4268
C. Amount of rate increase authorized by voters for current year if same purpose. (Form B, Line 7)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.4268
E. Maximum authorized levy the most recent voter approved rate 0.9000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.4268
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

Certification

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

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

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

Proposed rate to be entered on tax books by county clerk

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

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

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



Form A

Item 8.

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

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

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

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

1. (2024) Current year assessed valuation

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

(a) 351,685,972 (Real Estate) + (b) 0 (Personal Property) = 351,685,972 (Total)

2. Assessed valuation of new construction & improvements

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

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

(a) 25,520,810 (Real Estate) + (b) 0 (Personal Property) = 25,520,810 (Total)
Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
If Line 2b is negative, enter zero

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 71,850 (Real Estate) + (b) 0 (Personal Property) = 71,850 (Total)

4. Adjusted current year assessed valuation

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

326,093,312

5. (2023) Prior year assessed valuation

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

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

(a) 326,173,312 (Real Estate) + (b) 0 (Personal Property) = 326,173,312 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

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

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

obtained from the county clerk or county assessor

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

8. Adjusted prior year assessed valuation

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

326,173,312



Form A

Item 8.

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

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

Table with 2 columns: Description and Rate. Rows include: 9. Percentage increase in adjusted valuation (-0.0245%), 10. Increase in Consumer Price Index (CPI) (3.4000%), 11. Adjusted prior year assessed valuation (326,173,312), 12. (2023) Tax rate ceiling from prior year (0.4267), 13. Maximum prior year adjusted revenue (1,391,782), 14. Permitted reassessment revenue growth (0.0000%), 15. Additional revenue permitted (0), 16. Total revenue permitted in current year * (1,391,782), 17. Adjusted current year assessed valuation (326,093,312), 18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.4268)

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



Summary Page

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year... 0.1150
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.1150
C. Amount of rate increase authorized by voters for current year if same purpose. (Form B, Line 7)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.1150
E. Maximum authorized levy the most recent voter approved rate 0.2000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.1150
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

Certification

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

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

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

Proposed rate to be entered on tax books by county clerk

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

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

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



Form A

Item 8.

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

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

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

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

1. (2024) Current year assessed valuation

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

(a) 351,685,972 (Real Estate) + (b) 0 (Personal Property) = 351,685,972 (Total)

2. Assessed valuation of new construction & improvements

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

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

(a) 25,520,810 (Real Estate) + (b) 0 (Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) If Line 2b is negative, enter zero) = 25,520,810 (Total)

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 71,850 (Real Estate) + (b) 0 (Personal Property) = 71,850 (Total)

4. Adjusted current year assessed valuation

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

326,093,312

5. (2023) Prior year assessed valuation

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

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

(a) 326,173,312 (Real Estate) + (b) 0 (Personal Property) = 326,173,312 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

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

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

obtained from the county clerk or county assessor

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

8. Adjusted prior year assessed valuation

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

326,173,312



Form A

Item 8.

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

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

Table with 2 columns: Description and Rate. Rows include: 9. Percentage increase in adjusted valuation (-0.0245%), 10. Increase in Consumer Price Index (CPI) (3.4000%), 11. Adjusted prior year assessed valuation (326,173,312), 12. (2023) Tax rate ceiling from prior year (0.1150), 13. Maximum prior year adjusted revenue (375,099), 14. Permitted reassessment revenue growth (0.0000%), 15. Additional revenue permitted (0), 16. Total revenue permitted in current year * (375,099), 17. Adjusted current year assessed valuation (326,093,312), 18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.1150).

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



Summary Page

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

- A. Prior year tax rate ceiling as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year... 0.0657
B. Current year rate computed pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18) 0.0657
C. Amount of rate increase authorized by voters for current year if same purpose. (Form B, Line 7)
D. Rate to compare to maximum authorized levy to determine tax rate ceiling (Line B if no election, otherwise Line C) 0.0657
E. Maximum authorized levy the most recent voter approved rate 0.1000
F. Current year tax rate ceiling maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E) 0.0657
G1. Less required sales tax reduction taken from tax rate ceiling (Line F), if applicable
G2. Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies) taken from tax rate ceiling (Line F)
H. Less voluntary reduction by political subdivision taken from the tax rate ceiling (Line F) WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.
I. Plus allowable recoupment rate added to tax rate ceiling (Line F) If applicable, attach Form G or H.
J. Tax rate to be levied (Line F - Line G1 - Line G2 - Line H + Line I)
AA. Rate to be levied for debt service, if applicable (Form C, Line 10)
BB. Additional special purpose rate authorized by voters after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

Certification

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

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

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

Proposed rate to be entered on tax books by county clerk

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

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

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



Form A

Item 8.

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

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

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

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

1. (2024) Current year assessed valuation

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

(a) 351,685,972 (Real Estate) + (b) 0 (Personal Property) = 351,685,972 (Total)

2. Assessed valuation of new construction & improvements

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

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

(a) 25,520,810 (Real Estate) + (b) 0 (Personal Property) = 25,520,810 (Total)
Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)
If Line 2b is negative, enter zero

3. Assessed value of newly added territory

obtained from the county clerk or county assessor

(a) 71,850 (Real Estate) + (b) 0 (Personal Property) = 71,850 (Total)

4. Adjusted current year assessed valuation

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

326,093,312

5. (2023) Prior year assessed valuation

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

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

(a) 326,173,312 (Real Estate) + (b) 0 (Personal Property) = 326,173,312 (Total)

6. Assessed value of newly separated territory

obtained from the county clerk or county assessor

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

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

obtained from the county clerk or county assessor

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

8. Adjusted prior year assessed valuation

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

326,173,312



Form A

Item 8.

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

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

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

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

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

For Political Subdivision Use in Calculating its Tax Rate

Table with 2 columns: Description and Rate. Rows include: 9. Percentage increase in adjusted valuation (-0.0245%), 10. Increase in Consumer Price Index (CPI) (3.4000%), 11. Adjusted prior year assessed valuation (326,173,312), 12. (2023) Tax rate ceiling from prior year (0.0657), 13. Maximum prior year adjusted revenue (214,296), 14. Permitted reassessment revenue growth (0.0000%), 15. Additional revenue permitted (0), 16. Total revenue permitted in current year * (214,296), 17. Adjusted current year assessed valuation (326,093,312), 18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.0657).

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



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/15/2024

Informational Data

Item 8.

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

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

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

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

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

Informational Summary Page

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

Informational Form A

Table with 2 columns: Description, Value. Rows include Percentage increase in adjusted valuation, Increase in Consumer Price Index (CPI), Adjusted prior year assessed valuation, (2023) Tax rate ceiling from prior year, Maximum prior year adjusted revenue, Permitted reassessment revenue growth, Additional reassessment revenue permitted, Total revenue permitted in current year, Adjusted current year assessed valuation, Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo.

Informational Form B

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling to apply voter approved increase to, Voter approved increased tax rate to adjust.



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/15/2024

Informational Data

Item 8.

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

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

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

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

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

Informational Summary Page

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling (0.1150), Current year rate computed (0.1150), Amount of increase authorized by voters for current year, Rate to compare to maximum authorized levy (0.1150), Maximum authorized levy (0.2000), Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (0.1150)

Informational Form A

Table with 2 columns: Description, Value. Rows include Percentage increase in adjusted valuation (-0.0245%), Increase in Consumer Price Index (CPI) (3.4000%), Adjusted prior year assessed valuation (326,173,312), (2023) Tax rate ceiling from prior year (0.1150), Maximum prior year adjusted revenue (375,099), Permitted reassessment revenue growth (0.0000%), Additional reassessment revenue permitted (0), Total revenue permitted in current year (375,099), Adjusted current year assessed valuation (326,093,312), Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo (0.1150)

Informational Form B

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling to apply voter approved increase to, Voter approved increased tax rate to adjust



PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/15/2024

Informational Data

Item 8.

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

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

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

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

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

Informational Summary Page

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

Informational Form A

Table with 2 columns: Description, Value. Rows include Percentage increase in adjusted valuation, Increase in Consumer Price Index (CPI), Adjusted prior year assessed valuation, (2023) Tax rate ceiling from prior year, Maximum prior year adjusted revenue, Permitted reassessment revenue growth, Additional reassessment revenue permitted, Total revenue permitted in current year, Adjusted current year assessed valuation, Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo.

Informational Form B

Table with 2 columns: Description, Value. Rows include Prior year tax rate ceiling to apply voter approved increase to, Voter approved increased tax rate to adjust.

PAULA BRUMFIELD

Item 8.



100 W. CHURCH, ROOM 304 • OZARK, MO 65721
Phone: 417-582-4340 • Fax: 417-581-8331
pbrumfield@christiancountymmo.gov

AUGUST 1, 2024

REPUBLIC CITY

The following valuations of your district are furnished for your information. These are your assessed valuations for the 2024 year; real estate by class, personal and Railroad and Utility as amended by the Board of Equalization which adjourned on the 31st day of July, 2024.

Real Estate County Valuations By Category: Residential 4,123,550 Agricultural 350 Commercial 181,570 Real Estate County Total 4,305,470

Real Estate State & Local RR/Utility Valuations: Local RR/Utility 0 State RR/Utility 0 Real Estate RR/Utility Total 0 GRAND TOTAL REAL ESTATE PROPERTY 4,305,470

Personal Property Valuations: County Personal 692,310 Local RR/Utility 0 State RR/Utility 0 GRAND TOTAL PERSONAL PROPERTY 692,310 GRAND TOTAL PROPERTY VALUATION 4,997,780

The new construction real property amount included in the Real Estate Property total above is: 0

Sincerely,

Paula Brumfield (handwritten signature)

PAULA BRUMFIELD

Item 8.



100 W. CHURCH, ROOM 304 • OZARK, MO 65721
Phone: 417-582-4340 • Fax: 417-581-8331
pbrumfield@christiancountymo.gov

AUGUST 1, 2024

REPUBLIC CITY

The following valuations of your district are furnished for your information. These are your assessed valuations for the 2024 year; real estate by class, personal and Railroad and Utility as amended by the Board of Equalization which adjourned on the 31st day of July, 2024.

Real Estate County Valuations By Category: Residential 0, Agricultural 0, Commercial 0, Real Estate County Total 0

Real Estate State & Local RR/Utility Valuations: Local RR/Utility 0, State RR/Utility 72, Real Estate RR/Utility Total 72, GRAND TOTAL REAL ESTATE PROPERTY 72

Personal Property Valuations: County Personal 0, Local RR/Utility 62,279, State RR/Utility 15, GRAND TOTAL PERSONAL PROPERTY 62,294, GRAND TOTAL PROPERTY VALUATION 62,366

The new construction real property amount included in the Real Estate Property total above is: 0

Sincerely,

Handwritten signature of Paula Brumfield



County of GREENE State of Missouri

NOTICE OF 2024 AGGREGATE ASSESSED VALUATION August 15, 2024

Per RSMo. 137.245.3, I, Shane Schoeller, Greene County Clerk, do hereby certify that the following is the aggregate assessed valuation of the City of Republic in Greene County, Missouri, for the year 2023 as shown on the assessment lists on May 31, 2023 plus railroad and utility valuations as reported by the State Tax Commission.

1. Real Estate - Residential	\$	235,735,940
2. Real Estate - Agricultural		517,200
3. Real Estate - Commercial		104,735,150
4. Real Estate - Commercial/Local RRU		202,149
5. Real Estate - Commercial/State RRU		6,189,991
6. Personal Property		67,162,110
7. Personal Property - Local RRU		464,087
8. Personal Property - State RRU		1,326,247
Total	\$	416,332,874

Real Estate - New Construction Value \$ 25,520,810

Tax Increment Financing (TIF) District Value 0

Newly Added Territory \$ 71,850

Newly Separated Territory

Property Changed from Local to State - Real Estate

Property Changed from Local to State - Personal Property

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

OFFICE OF THE COUNTY CLERK
940 BOONVILLE AVENUE, ROOM 113
SPRINGFIELD, MO 65802
(417) 868-4055

AGENDA ITEM ANALYSIS

Project/Issue Name: 24-51 An Ordinance of the City Council Approving Budget Amendment No. 1 to the Budget for the Fiscal Year 2024.

Submitted By: Bob Ford, Finance Director

Date: August 27, 2024

Issue Statement

To amend the 2024 Budget to better reflect revenues, expenses/expenditures & net cash contribution for fiscal year 2024.

Discussion and/or Analysis

On November 14, 2023, City Council approved the Annual Budget for the fiscal year 2024 as part of Ordinance No. 23-56. The FY 2024 Budget is attached hereto as Exhibit A outlines that approved Annual Budget and is further broken down into Capital and Operating components by Fund.

Given current revenue & expense/expenditure trends, the City of Republic's updated forecast captured in Budget Amendment #1 reflects a \$251K improvement in the consolidated net surplus (deficit) by Fund. (See Budget Amendment #1 By Fund on the following page). Additionally, the summary table on page 3 breaks that data down by Revenue, Expense, and Capital Uses & Sources.

- The City's operating forecast is primarily due to the consolidated operating results driven by three facts:
 - \$376K increase in interest income due to improved interest rates on selected investments and slower cash spending.
 - \$350K increase in Operational Revenue primarily due to an increase in Parks & Recreation revenue due to improved performance of the RUSH partially offset by increased cost – but the net providing a positive contribution to Parks & Recreation's overall forecasted financial results
 - \$272K decrease in operating expenses due to the combination of an improvement in compensation/benefits savings of \$711K offset by an increase in other operating expenses of \$440K.
- Capital Expenditures (uses) are down \$2.9MM but so are the funding sources for those capital projects (\$3.6MM) for a deficit of \$746K.
 - In some cases, the project was to be funded with cash from the Balance Sheet, but as the expenditure need is reduced, the cash required to fund it is reduced and just goes back onto the balance (to continue earning interest income).
 - In other cases, a grant was to fund the project; but once again, as the expenditure need is reduced, the timing of the receipt of the grant funds is pushed into FY 2025 and will be reflected in next year's budget.

Budget Amendment #1 By Fund

Description	Budget	Change	Amendment
<u>Operating Budget</u>			
Taxes City Sales	\$14,345,944	\$0	\$14,345,944
Taxes Other Sales	\$1,807,126	\$0	\$1,807,126
Taxes Property	\$1,919,027	\$0	\$1,919,027
Revenue Other Operating	\$12,063,287	\$349,781	\$12,413,068
Transfer In - Building Maintenance	\$195,673	\$0	\$195,673
Transfer In - Admin Allocation	\$2,004,104	\$0	\$2,004,104
Interest Income	\$1,336,578	\$375,565	\$1,712,143
Transfers In From Cash	\$0	\$0	\$0
Transfers In from General Fund	\$3,629,425	\$0	\$3,629,425
Transfers In from CIST	\$0	\$0	\$0
Operating Revenues	\$37,301,164	\$725,346	\$38,026,510
Transfers Out To Building Facilities	(\$226,172)	\$0	(\$226,172)
Transfers Out From General Fund	(\$3,629,422)	\$0	(\$3,629,422)
Transfers Out From CIST	(\$675,000)	\$0	(\$675,000)
Expenses - Personnel	(\$16,490,403)	\$711,505	(\$15,778,899)
Expenses - Personnel - Indirect	(\$2,004,104)	\$0	(\$2,004,104)
Expenses - Operating	(\$5,575,686)	(\$439,643)	(\$6,015,329)
Debt Service	(\$5,065,599)	\$0	(\$5,065,599)
Operating Expenses	(\$33,666,387)	\$271,862	(\$33,394,526)
Net Operating Surplus (Deficit)	\$3,634,777	\$997,207	\$4,631,984
<u>Capital Budget</u>			
Capital Expenditures Use	(\$65,361,454)	\$2,854,103	(\$62,507,351)
Transfers In From General Fund Source	\$0	\$0	
Transfers In From Cash - Restricted Source	\$30,767,949	(\$2,620,219)	\$28,147,731
Transfers In From Cash- Unrestricted Source	\$1,542,500	\$0	\$1,542,500
Transfers In From CIST Source	\$675,000	\$0	\$675,000
Grants Source	\$28,257,835	(\$1,100,000)	\$27,157,835
Reimbursements	\$2,030,000	\$120,000	\$2,150,000
Other Funding Sources Source	\$1,300,000	\$0	\$1,300,000
Capital Sources	\$64,573,284	(\$3,600,219)	\$60,973,066
Capital Surplus (Deficit)	(\$788,170)	(\$746,116)	(\$1,534,285)
SURPLUS (DEFICIT)	\$2,846,608	\$251,091	\$3,097,699

Budget vs Budget Amendment 1 by Fund

Description	Budget	Change	Amendment
General Fund			
Administration	\$1,512,094	(\$47,465)	\$1,464,629
Data Analytics	\$0	(\$128,800)	(\$128,800)
Court	\$33,472	(\$22,684)	\$10,788
Animal Control	(\$325,859)	(\$4,720)	(\$330,579)
Community Development	(\$186,730)	\$42,622	(\$144,108)
	\$1,032,978	(\$161,048)	\$871,930
Parks & Recreation	\$315,386	\$67,357	\$382,743
Public Safety			
Police	(\$364)	\$71,164	\$70,800
Fire	(\$229,293)	\$415,187	\$185,894
Fire Sales Tax	\$550,244	\$0	\$550,244
	\$320,588	\$486,351	\$806,938
BUILDS			
Water	(\$90,824)	(\$105,301)	(\$196,125)
Wastewater	\$620,122	(\$64,677)	\$555,445
Streets	\$247,777	\$28,409	\$276,186
	\$777,075	(\$141,568)	\$635,506
Capital Improvement Sales Tax	\$400,581	\$0	\$400,581
Consolidated Surplus (Deficit)	\$2,846,608	\$251,091	\$3,097,699

Recommended Action

Staff recommends approval.

AN ORDINANCE OF THE CITY COUNCIL APPROVING BUDGET AMENDMENT NO. 1 TO THE BUDGET FOR THE FISCAL YEAR 2024

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

WHEREAS, on November 14, 2023, the Council approved an annual budget for the fiscal year 2024 in Ordinance No. 23-56; and

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

WHEREAS, the fiscal year 2024 budget must be amended for the City’s budget to meet legal requirements and the City's financial needs.

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

- Section 1. The total expenditures in the General Fund are increased by \$286,048 to a total of \$8,999,777.
- Section 2. The total expenditures in the Parks & Recreation Fund are decreased by \$1,362,795 to a total of \$11,477,325.
- Section 3. The total expenditures in the Police Fund are decreased by \$79,664 to a total of \$4,080,075.
- Section 4. The total expenditures in the Fire Fund are decreased by 389,387 to a total of \$3,688,177.
- Section 5. The total expenditures in the Water Fund are increased by \$215,301 to a total of \$2,985,062.
- Section 6. The total expenditures in the Wastewater Fund are increased by \$459,677 to a total of \$58,597,997.
- Section 7. The total expenditures in the Street Fund are decreased by \$2,255,144 to a total of \$5,398,464.
- Section 8. All other provisions of Ordinance No. 23-56 not specifically referenced in this Ordinance shall remain unmodified and in full force and effect.
- Section 9. The WHEREAS clauses are specifically incorporated herein by reference.
- Section 10. 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 11. 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 _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

**CITY OF REPUBLIC, MISSOURI
2024 BUDGET AMENDMENT ONE
EXHIBIT A**

BUDGET FY 2024 Description	City-Wide Consolidated	General Fund				Parks & Rec	Public Safety			BUILDS Funds			CIST
		Admin	Court	AC	Com Dev	Parks	Police	Fire	Fire Sales Tax	Water	Wastewater	Streets	CIST
Operating Budget													
Taxes City Sales	\$14,345,944	\$4,242,325	\$0	\$0	\$0	\$3,220,387	\$1,585,573	\$1,585,573	\$530,244	\$0	\$0	\$2,121,260	\$1,060,581
Taxes Other Sales	\$1,807,126	\$25,000	\$0	\$0	\$0	\$7,000	\$803,656	\$26,917	\$0	\$0	\$0	\$944,552	\$0
Taxes Property	\$1,919,027	\$1,348,121	\$0	\$0	\$0	\$363,332	\$0	\$0	\$0	\$0	\$0	\$207,573	\$0
Revenue Other Operating	\$12,063,287	\$890,900	\$262,750	\$20,000	\$476,000	\$1,848,600	\$10,000	\$0	\$0	\$2,558,937	\$5,786,600	\$209,500	\$0
Interest Income	\$1,336,578	\$297,507	\$0	\$0	\$0	\$78,079	\$12,500	\$18,000	\$20,000	\$40,000	\$786,993	\$68,500	\$15,000
Transfer In - Building Maintenance	\$195,673	\$0	\$0	\$0	\$0	\$195,673	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer In - Admin Allocation	\$2,004,104	\$2,004,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers In From Cash	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers In from General Fund	\$3,629,425	\$0	\$0	\$0	\$0	\$0	\$1,411,645	\$2,217,780	\$0	\$0	\$0	\$0	\$0
Transfers In from CIST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Revenues	\$37,301,164	\$8,807,957	\$262,750	\$20,000	\$476,000	\$5,713,072	\$3,823,375	\$3,848,271	\$550,244	\$2,598,937	\$6,573,593	\$3,551,385	\$1,075,581
			\$9,566,707				\$8,221,890				\$12,723,915		
Transfers Out To Building Facilities	(\$226,172)	(\$106,677)	(\$12,399)	(\$15,000)	(\$3,500)	\$0	(\$60,530)	(\$16,067)	\$0	(\$2,000)	(\$5,000)	(\$5,000)	\$0
Transfers Out From General Fund	(\$3,629,422)	(\$3,629,422)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers Out From CIST	(\$675,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$675,000)
Expenses - Personnel	(\$16,490,403)	(\$2,348,257)	(\$154,658)	(\$212,527)	(\$396,721)	(\$3,041,419)	(\$3,041,314)	(\$2,963,467)	\$0	(\$1,358,612)	(\$1,557,118)	(\$1,416,309)	\$0
Expenses - Personnel - Indirect	(\$2,004,104)	(\$173,956)	(\$31,665)	(\$35,473)	(\$29,060)	(\$544,515)	(\$341,700)	(\$342,501)	\$0	(\$153,514)	(\$186,582)	(\$165,138)	\$0
Expenses - Operating	(\$5,575,686)	(\$960,050)	(\$30,556)	(\$82,859)	(\$233,449)	(\$1,072,897)	(\$368,195)	(\$353,810)	\$0	(\$759,096)	(\$1,160,733)	(\$554,041)	\$0
Debt Service	(\$5,065,599)	\$0	\$0	\$0	\$0	(\$821,184)	\$0	(\$259,719)	\$0	(\$396,539)	(\$2,945,038)	(\$643,119)	\$0
Operating Expenses	(\$33,666,387)	(\$7,218,363)	(\$229,278)	(\$345,859)	(\$662,730)	(\$5,480,016)	(\$3,811,739)	(\$3,935,563)	\$0	(\$2,669,761)	(\$5,854,471)	(\$2,783,608)	(\$675,000)
			(\$8,456,229)										
Net Operating Surplus (Deficit)	\$3,634,777	\$1,589,594	\$33,472	(\$325,859)	(\$186,730)	\$233,056	\$11,636	(\$87,293)	\$550,244	(\$70,824)	\$719,122	\$767,777	\$400,581
			\$1,110,478										
Capital Budget													
Capital Expenditures Use	(\$65,361,454)	(\$257,500)	\$0	\$0	\$0	(\$7,360,104)	(\$348,000)	(\$142,000)	\$0	(\$100,000)	(\$52,283,850)	(\$4,870,000)	\$0
Transfers In From General Fund Source	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers In From Cash - Restricted Source	\$30,767,949	\$0	\$0	\$0	\$0	\$6,325,399	\$0	\$0	\$0	\$0	\$23,742,550	\$700,000	\$0
Transfers In From Cash - Unrestricted Source	\$1,542,500	\$180,000	\$0	\$0	\$0	\$991,500	\$111,000	\$0	\$0	\$0	\$260,000	\$0	\$0
Transfers In From CIST Source	\$675,000	\$0	\$0	\$0	\$0	\$50,000	\$225,000	\$0	\$0	\$0	\$0	\$400,000	\$0
Grants - ARPA & GR Source	\$28,257,835	\$0	\$0	\$0	\$0	\$75,535	\$0	\$0	\$0	\$0	\$28,182,300	\$0	\$0
Reimbursements	\$2,030,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$0	\$1,950,000	\$0
Other Funding Sources Source	\$1,300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,300,000	\$0
Capital Expenditures Source	\$64,573,284	\$180,000	\$0	\$0	\$0	\$7,442,434	\$336,000	\$0	\$0	\$80,000	\$52,184,850	\$4,350,000	\$0
Capital Surplus (Deficit)	(\$788,170)	(\$77,500)	\$0	\$0	\$0	\$82,330	(\$12,000)	(\$142,000)	\$0	(\$20,000)	(\$99,000)	(\$520,000)	\$0
CONSOLIDATE SURPLUS (DEFICIT)	\$2,846,608	\$1,512,094	\$33,472	(\$325,859)	(\$186,730)	\$315,386	(\$364)	(\$229,293)	\$550,244	(\$90,824)	\$620,122	\$247,777	\$400,581
			\$1,032,978					\$320,588					

**CITY OF REPUBLIC, MISSOURI
2024 BUDGET AMENDMENT ONE
EXHIBIT A**

BUDGET AMEND 1 FY 2043 Incremental Operating Surplus (Deficit)	City-Wide Consolidated	General Fund				Parks & Rec	Public Safety			BUILDS Funds			CIST
		Admin	Court	Animal Con	Comm Dev	Parks	Police	Fire	Fire Sales Tax	Water	Wastewater	Streets	CIST
Interest Income	\$375,565	\$125,000	\$0	\$0	\$0	\$55,000	(\$8,500)	\$25,800	\$0	(\$10,000)	\$30,000	\$158,265	\$0
RUSH Admissions	\$260,681	\$0	\$0	\$0	\$0	\$260,681	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RUSH Concessions	\$50,000	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RUSH Rentals	\$22,000	\$0	\$0	\$0	\$0	\$22,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Miscellaneous Revenue	\$17,100	\$0	\$0	\$0	\$0	\$17,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blank	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Blank	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Personnel Impacts	\$711,505	(\$18,565)	(\$22,684)	(\$4,720)	\$58,372	(\$75,365)	\$79,664	\$389,387	\$0	\$100,449	\$75,073	\$129,894	\$0
Data Analytics Department Expenses	(\$128,800)	(\$128,800)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks & Rec Operating Expenses	(\$91,500)	\$0	\$0	\$0	\$0	(\$91,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RUSH Incremental Operating Expenses	(\$58,943)	\$0	\$0	\$0	\$0	(\$58,943)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Prks & Rec Miscellaneous Expenses	(\$6,500)	\$0	\$0	\$0	\$0	(\$6,500)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Annual Report Printing	(\$12,000)	(\$12,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Microsoft 365 Subscription Upgrade	(\$20,000)	(\$20,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Laserfiche Document Storage	(\$20,000)	(\$20,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Genesis - ERP Consultant	(\$100,000)	(\$100,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Active Shooter	(\$1,900)	(\$1,900)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Operating Surplus (Deficit)	\$997,207	(\$176,265)	(\$22,684)	(\$4,720)	\$58,372	\$172,473	\$71,164	\$415,187	\$0	\$90,449	\$105,073	\$288,159	\$0
ADJUSTED OPERATING SURPLUS (DEFICIT)	\$4,631,984	\$1,413,329	\$10,788	(\$330,579)	(\$128,358)	\$405,529	\$82,800	\$327,894	\$550,244	\$19,625	\$824,195	\$1,055,936	\$400,581

BUDGET AMENDMENT ONE FY 2043 Incremental Capital Surplus (Deficit)	City-Wide Consolidated	General Fund				Parks & Rec	Public Safety			BUILDS Funds			CIST
		Admin	Court	Animal Con	Comm Dev	\$0	Police	Fire	Fire Sales Tax	Water	Wastewater	Streets	\$0
Capital Expenditures Use	\$2,854,103	\$0	\$0	\$0	(\$15,750)	\$1,595,103	\$0	\$0	\$0	(\$315,750)	(\$534,750)	\$2,125,250	\$0
Transfers In From General Fund Source	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers In From Cash - Restricted Source	(\$2,620,219)	\$0	\$0	\$0	\$0	(\$1,700,219)	\$0	\$0	\$0	\$0	\$365,000	(\$1,285,000)	\$0
Transfers In From Cash- Unrestricted Source	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers In From CIST Source	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Grants Source	(\$1,100,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,100,000)	\$0
Reimbursements	\$120,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000	\$0	\$0	\$0
Other Funding Sources Source	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Incremental Capital Surplus (Deficit)	(\$746,116)	\$0	\$0	\$0	(\$15,750)	(\$105,116)	\$0	\$0	\$0	(\$195,750)	(\$169,750)	(\$259,750)	\$0
ADJUSTED CAPITAL SURPLUS (DEFICIT)	(\$1,534,285)	(\$77,500)	\$0	\$0	(\$15,750)	(\$22,785)	(\$12,000)	(\$142,000)	\$0	(\$215,750)	(\$268,750)	(\$779,750)	\$0

**BUDGET 2024 | AMENDMENT ONE
SURPLUS (DEFICIT)**

\$3,097,699	\$1,335,829	\$10,788	(\$330,579)	(\$144,108)	\$382,743	\$70,800	\$185,894	\$550,244	(\$196,125)	\$555,445	\$276,186	\$400,581
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BUDGET 2024

\$2,846,608	\$1,512,094	\$33,472	(\$325,859)	(\$186,730)	\$315,386	(\$364)	(\$229,293)	\$550,244	(\$90,824)	\$620,122	\$247,777	\$400,581
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BETTER (WORSE)

\$251,091	(\$176,265)	(\$22,684)	(\$4,720)	\$42,622	\$67,357	\$71,164	\$415,187	\$0	(\$105,301)	(\$64,677)	\$28,409	\$0
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AGENDA ITEM ANALYSIS

Project/Issue Name: 24-52 An Ordinance of the City Council Authorizing the City Administrator to Enter into a Developer Agreement with Wal-Mart Stores East, LP for the Construction of Public Water Main Improvements at Lot 7 of the Hankins Farm Planned Development District.

Submitted By: Karen Haynes, Community Development Director

Date: August 27, 2024

Issue Statement

The Community Development Department is requesting approval authorizing the City Administrator to enter into a Developer's Agreement for the construction of water main public improvements for Lot 7 of the Hankins Farm Planned Development District (PDD).

Discussion and/or Analysis

The Hankins PDD is a newly constructed industrial and commercial subdivision located at the northwest corner of State Highway MM and East Sawyer Road; the PDD Development Plan was approved by Council earlier this year.

The Developer's Agreement authorizes the City to partner with the Developer to construct infrastructure improvements, including approximately 1200 linear feet of eight (8) inch water main and hydrants; the Developer will reimburse the City for the costs of materials and equipment used in construction.

The Developer has submitted Infrastructure Plans for development of Lot 7 for a new spec warehouse, which will be the first of several large-scale economic development projects/job centers in the area.

Recommended Action

Staff is recommending approval of the Developer's Agreement.

AN ORDINANCE OF THE CITY COUNCIL AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A DEVELOPER AGREEMENT WITH WAL-MART STORES EAST, LP FOR THE CONSTRUCTION OF PUBLIC WATER MAIN IMPROVEMENTS AT LOT 7 OF THE HANKINS FARM PLANNED DEVELOPMENT DISTRICT

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 or about June 4, 2024, via Resolution 24-R-29, the Council authorized the City Administrator to negotiate the terms of a Developer Agreement (“Agreement”) for the installation of specified improvements upon Lot 7 (“Property”) of the Hankins Farm Planned Development District (“PDD”); and

WHEREAS, the infrastructure improvements will include construction of 1,200 linear feet of eight inch water main and hydrants, for which Developer will reimburse the City for the costs of materials and equipment used during construction; and

WHEREAS, based upon presentation and materials submitted by City staff, the Council finds that authorizing the Agreement is in the City’s best interest as it will benefit the community through the continued economic growth and development in the City.

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

- Section 1:** The City Administrator or his/her designee, on behalf of the City, is authorized to enter into a Developer Agreement with Wal-Mart Stores East, LP for the public improvements referenced herein on the Property, said agreement to be in substantially the same form as that attached hereto and labeled “Exhibit 1”.
- Section 2:** The City Administrator, or his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.
- Section 3:** The WHEREAS clauses above are specifically incorporated herein by reference.
- Section 4:** The provisions of this Ordinance are severable, and if any provisions hereof are 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 _____, 2024.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-53 An Ordinance of the City Council Approving the Final Plat of The Hills of Olde Savannah Second Addition Subdivision.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: August 27, 2024

Issue Statement

The City of Republic’s BUILDS Department received an Application from Olde Savannah LLC for the Final Plat of The Hills of Olde Savannah 2nd Addition. The associated Preliminary Plat was approved by City Council as Olde Savannah Phase 4 on June 21, 2022.

Discussion and/or Analysis

The Final Plat of The Hills of Olde Savannah 2nd Addition will legally divide approximately four point seven-seven (4.77) acres of land into seventeen (17) lots zoned High-Density Single-Family Residential (R1-H). The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater Easements to the City. The Final Plat includes approximately 715 linear feet of new street and 1,911.5 linear feet of new sidewalk.

City Staff has reviewed the Final Plat for The Hills of Olde Savannah 2nd Addition and has determined that it substantially conforms to the requirements of the Approved Preliminary Plat, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Final Plat of The Hills of Olde Savannah 2nd Addition.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF THE HILLS OF OLDE SAVANNAH
SECOND ADDITION SUBDIVISION**

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 or about June 13, 2022, via Resolution 22-R-29, the Council approved the Preliminary Plat for Phase 4 of the Olde Savannah Subdivision; and

WHEREAS, Olde Savannah, LLC (“Applicant”) submitted an application to the BUILDS Department for review and approval of the Final Plat of The Hills of Olde Savannah Subdivision Second Addition, a part of Phase 4 of the subdivision (hereafter, “Second Addition”); and

WHEREAS, the BUILDS Department has reviewed the Applicant’s proposed Final Plat for the Second Addition, and has determined it substantially conforms to the requirements of the approved Development Plan, the requirements of applicable City Code provisions including, but not necessarily limited to, Chapter 410 Subdivision Regulations, Article 410-V Major Subdivision--Final Plat.

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

- Section 1:** All conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of The Hills of Olde Savannah Subdivision Second Addition have been met.
- Section 2:** The Final Plat of The Hills of Olde Savannah Subdivision Second Addition, attached and labeled “Attachment 1, expressly incorporated as though fully set forth at length herein, is approved in all respects.
- Section 3:** Approval of The Hills of Olde Savannah Subdivision Second Addition is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4:** Neither the construction of structures nor the sale of lots in The Hills of Olde Savannah Subdivision Second Addition shall commence until the Final Plat of The Hills of Olde Savannah Subdivision Second Addition has been duly approved and recorded as required by law.
- 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 _____, 2024.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

FINAL PLAT

THE HILLS OF OLDE SAVANNAH, SECOND ADDITION

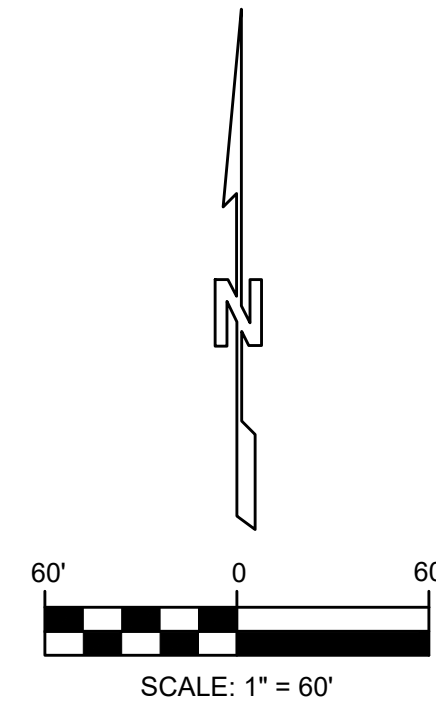
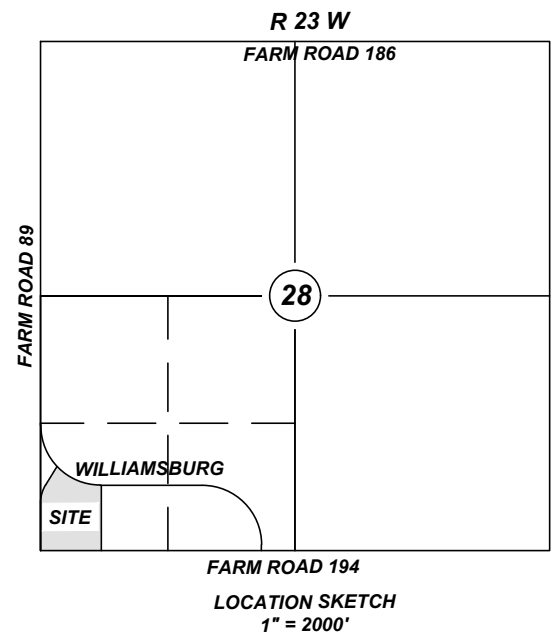
PART OF THE SW 1/4 OF SECTION 28, TOWNSHIP 28, RANGE 23 REPUBLIC, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER

OLDE SAVANNAH LLC
3800 S FREMONT AVE
SPRINGFIELD MO 65804

LEGEND

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



GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983: CENTRAL ZONE

GENERAL NOTES:

- TOTAL AREA: 207,889 SQ FT = 4.77 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- TOTAL NUMBER OF LOTS: 17
- SMALLEST LOTS: LOT 86 (7,311 SQ.FT.)
- LARGEST LOT: LOT 95 (14,754 SQ.FT.)
- DATE PRELIMINARY PLAT APPROVED: JUNE 13, 2022
- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
- SOURCE OF TITLE: BOOK 2021 PAGE 22890-21 AND BOOK 2022 PAGE 39227-22
- BUILDING SETBACKS
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 6'
- SIDE YARD W/ STREET FRONTAGE - 15' UNLESS OTHERWISE NOTED
- ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0427E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY
- ALL STREET RIGHT OF WAY AND CUL-DE-SAC RADIUS WILL BE 50 FEET
- SIDEWALK WILL BE ON THE SOUTH SIDE OF CHARLTON ST AND BOTH SIDES OF AVERY CT.
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89 OR FARM ROAD 194
- ALL CURVED LOT LINES WITHIN THE SUBDIVISION ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS
- THE SURVEY SHOWN HEREIN IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Line Table		
Line #	Length	Direction
L1	16.86	N7° 37' 49.31"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	88.09	250.00	20.19	S78° 44' 53"E	87.63
C2	331.53	1015.00	18.71	S78° 00' 39"E	330.06
C3	14.47	150.00	5.53	S4° 52' 02"W	14.46
C4	23.81	15.00	90.95	S43° 22' 09"E	21.39
C5	13.62	15.00	52.02	S28° 06' 50"W	13.16
C6	13.62	15.00	52.02	N23° 54' 22"W	13.16
C7	26.94	15.00	102.89	N53° 32' 48"E	23.46
C8	21.09	15.00	80.56	S38° 36' 56"E	19.40
C9	21.09	15.00	80.56	N53° 48' 00"E	19.40
C10	247.87	50.00	284.04	N87° 53' 46"W	61.54
C11	146.73	50.00	168.14	N82° 24' 28"W	99.47

PROPERTY DESCRIPTION

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

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 400.25 FEET; THENCE SOUTH 87°53'27" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF FARM ROAD 89; THENCE NORTH 02°06'33" EAST A DISTANCE OF 50.43 FEET; THENCE SOUTH 88°50'32" EAST A DISTANCE OF 181.04 FEET; THENCE SOUTH 75°25'56" EAST A DISTANCE OF 66.49 FEET; THENCE SOUTH 69°53'08" EAST A DISTANCE OF 76.09 FEET; THENCE SOUTH 74°40'19" EAST A DISTANCE OF 78.86 FEET; THENCE SOUTH 79°45'01" EAST A DISTANCE OF 78.86 FEET; THENCE SOUTH 84°49'44" EAST A DISTANCE OF 78.86 FEET; THENCE SOUTH 02°37'55" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 23.24 FEET ALONG A 1040.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 88°00'30" EAST, 23.24 FEET; THENCE SOUTH 88°38'54" EAST A DISTANCE OF 33.87 FEET; THENCE SOUTH 01°21'08" WEST A DISTANCE OF 222.09 FEET; THENCE NORTH 88°50'45" WEST A DISTANCE OF 650.65 FEET TO THE POINT OF BEGINNING, EXCEPTING ANY PART THEREOF TAKEN, USED OR DEEDED.

CONTAINING 259,615.6 SQUARE FEET OR 5.96 ACRES

APPROVAL BY THE CITY COUNCIL:

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF THE HILLS AT OLDE SAVANNAH, SECOND ADDITION, 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 _____, 2024.

CITY CLERK

DATE

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

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 2024, THE FINAL PLAT OF THE HILLS AT OLDE SAVANNAH, SECOND ADDITION, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER -

DATE

SURVEYOR'S DECLARATION:

THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT THE PERMANENT MONUMENT AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC

DATE PREPARED: MARCH 20th, 2024

SIGNATURE: _____ MO PLS NO. 2555

DATE: _____

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.

881728300180
PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

OWNER'S DEDICATION:

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

MIKE SEITZ, MANAGING MEMBER, OLDE SAVANNAH, LLC

DATE: _____

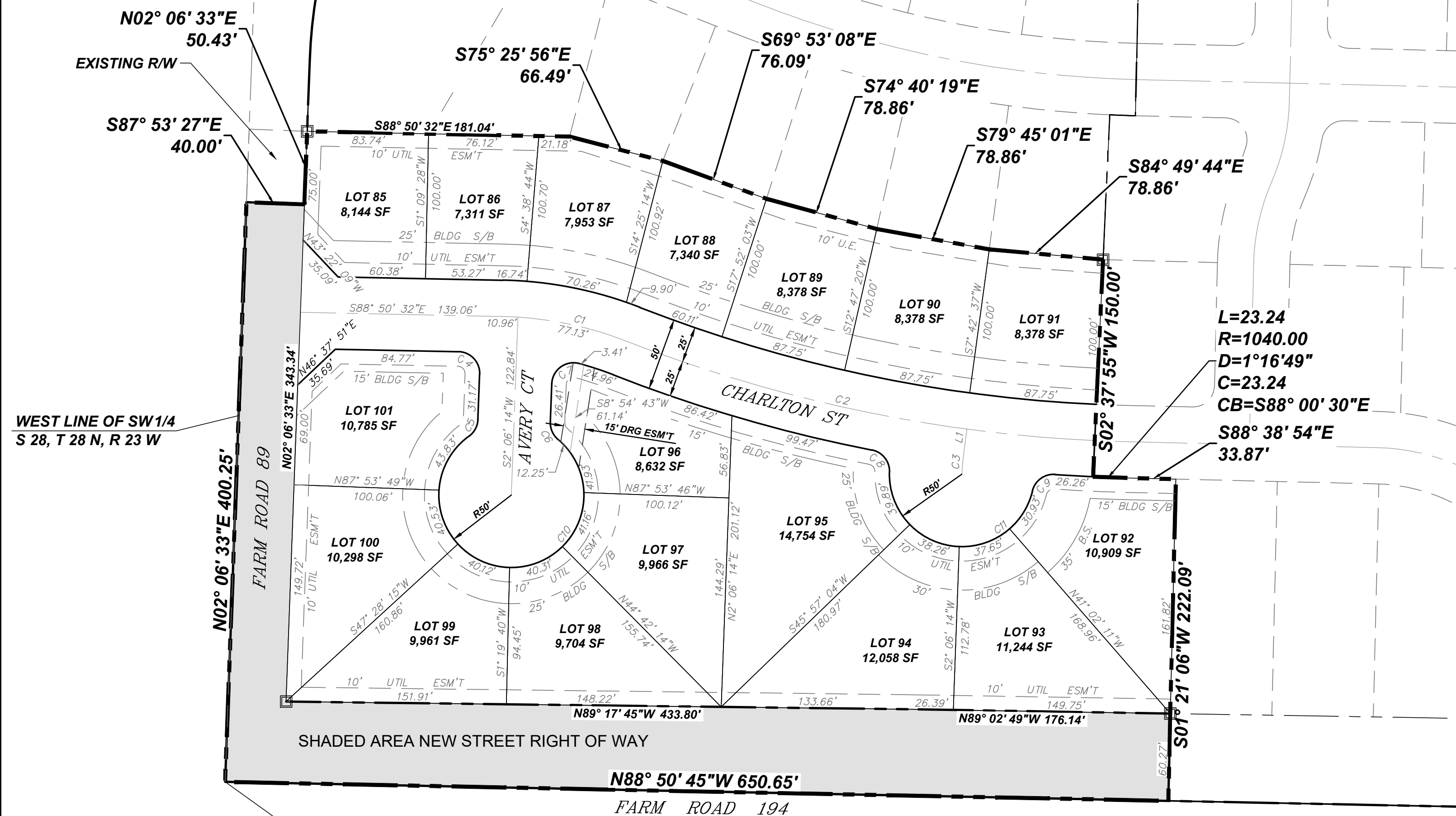
ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
COUNTY OF GREENE) SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF OLDE SAVANNAH, LLC, LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE ENTITY, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAID LIMITED LIABILITY COMPANY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN _____ COUNTY, MISSOURI.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



POINT OF BEGINNING
SW CORNER SW1/4
SEC. 28, TWP. 28N, RNG. 23W

FINAL PLAT
THE HILLS OF OLDE SAVANNAH, SECOND ADDITION
SW1/4 SW1/4 SEC 28, T28N, R23W
REPUBLIC, GREENE COUNTY, MISSOURI

No.:	Revision:	Date:

Prepared by:
CJW
JAMES A. VAUGHAN
NUMBER PLS-2555
5051 S. National Suite 7A Springfield, MO 65810
Tel: 417.889.3400 Fax: 417.889.3402
www.GoCJW.com

SURVEY BY	DESIGN	SCALE	SHEET
CJW	CJW	HOR. 1"=60'	1
DATE 03/20/2024	DRAWN	VERT. N/A	OF 1 SHEETS
DWG	CHECKED	FILE NO.	21151

Owner/Applicant
Olde Savannah LLC

ADDRESS
S Farm Road 89

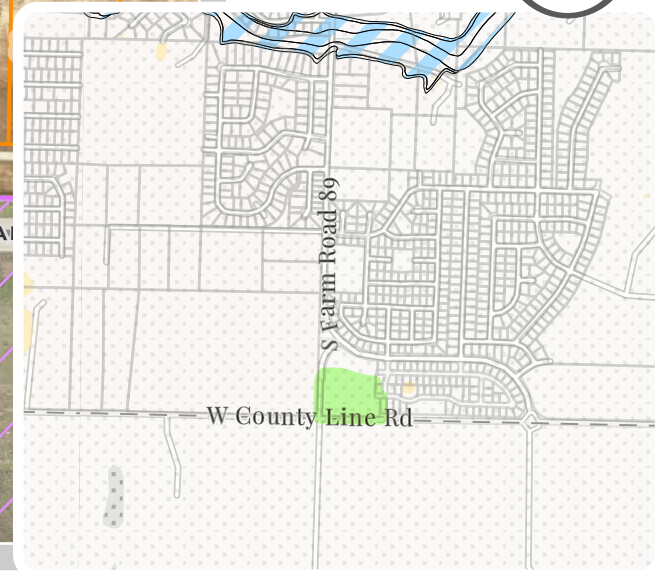
ZONING
R1-H | REQUESTED N/A

PIN
1728300435

WARD
3

ACREAGE
4.77

TOTAL LOTS
17



THE HILLS OF OLDE SAVANNAH 2ND ADDITION
SUBD-FNL 24-003 | FINAL PLAT

Site Extent
 Sinkholes

Out of City
 Floodplain



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-54 An Ordinance of the City Council Approving the Final Plat of The Lakes at Shuyler Ridge Phase 4 Subdivision.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: August 27, 2024

Issue Statement

The City of Republic's BUILDS Department received an Application from Shuyler Ridge, LLC for the Final Plat of The Lakes at Shuyler Ridge Phase 4. The associated development plan was approved in Greene County as a Plot Assignment District (PAD) on January 5, 2005. The property was then annexed into Republic on August 25, 2014.

Discussion and/or Analysis

The Final Plat of The Lakes at Shuyler Ridge Phase 4 will legally divide approximately twenty-one point seven (21.7) acres of land into thirty-eight (38) lots zoned as a Planned Development District (PDD). The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater Easements to the City. The Final Plat includes approximately 1977 linear feet of new street and 1802 linear feet of new sidewalk.

City Staff has reviewed the Final Plat for The Lakes at Shuyler Ridge Phase 4 and has determined that it substantially conforms to the requirements of the Approved Preliminary Plat, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Final Plat of The Lakes at Shuyler Ridge Phase 4.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF
THE LAKES AT SHUYLER RIDGE PHASE 4 SUBDIVISION**

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 or about January 5, 2005, the Lakes at Shuyler Ridge was approved as a Plot Assignment District in Greene County, which included the approval of a preliminary plat (PDD Development Plan) that generally conformed to the City’s requirements for preliminary platting; and

WHEREAS, on or about August 25, 2014, the City annexed the entirety of the Plot Assignment District known as the Lakes at Shuyler Ridge; and

WHEREAS, Shuyler Ridge LLC (“Applicant”) has submitted an application to the BUILDS Department for review and approval of the Final Plat of The Lakes at Shuyler Ridge Phase Four Subdivision (“Shuyler Ridge Phase Four”); and

WHEREAS, the BUILDS Department has reviewed the Applicant’s proposed Final Plat for Shuyler Ridge Phase Four, and has determined it substantially conforms to the requirements of the approved Development Plan, the requirements of applicable City Code provisions including, but not necessarily limited to, Chapter 410 Subdivision Regulations, Article 410-V Major Subdivision--Final Plat.

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

- Section 1:** All conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of the Final Plat of The Lakes at Shuyler Ridge Phase Four Subdivision have been met.
- Section 2:** The Final Plat of The Lakes at Shuyler Ridge Phase Four Subdivision, attached hereto as “Exhibit 1” and expressly incorporated as though fully set forth at length herein, is approved in all respects.
- Section 3:** Approval of The Lakes at Shuyler Ridge Phase Four is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4:** Neither the construction of structures nor the sale of lots in The Lakes of Shuyler Ridge Phase Four shall commence until the Final Plat has been duly approved and recorded as required by law.
- 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 _____, 2024.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:



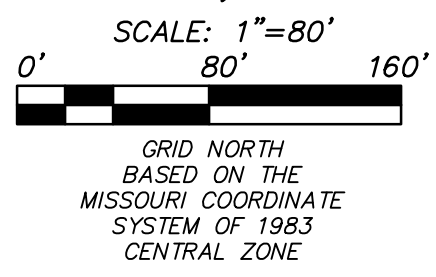
Megan McCullough, City Attorney

Final Passage and Vote:

FINAL PLAT THE LAKES AT SHUYLER RIDGE - PHASE IV

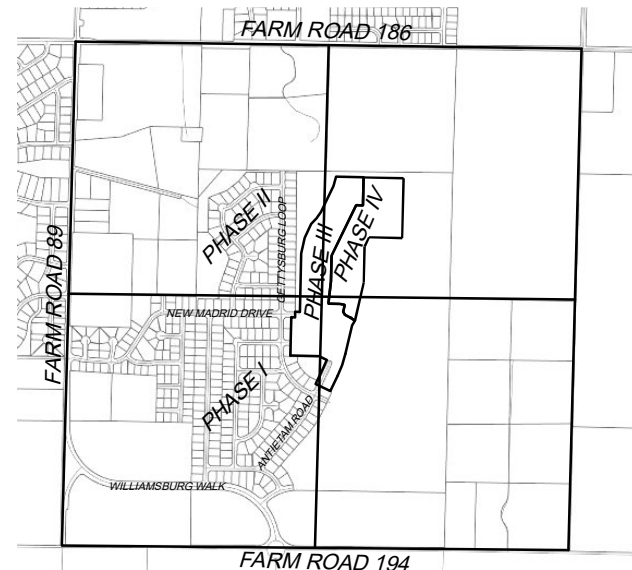
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI
SECTION 28, TOWNSHIP 28 N, RANGE 23 WEST

OWNER / DEVELOPER
SHUYLER RIDGE, LLC
3159 W. REPUBLIC ROAD
SPRINGFIELD, MO 65807



SYMBOL INDEX
□ EXISTING or SET 5/8" IRON PIN WITH ALUM. CAP "WLS 2003000370"

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	175.00'	36.15'	11°50'10"	S07°14'02"W	36.09'
C2	225.00'	67.01'	17°03'49"	S09°50'59"W	66.76'
C3	225.00'	30.12'	7°40'16"	S22°13'02"W	30.10'
C4	100.00'	51.78'	29°40'00"	S40°53'10"W	51.20'
C5	100.00'	62.10'	35°35'00"	S33°50'40"W	61.11'
C6	50.00'	56.94'	65°15'00"	S58°40'40"W	53.91'
C7	175.00'	7.98'	02°36'44"	S24°44'48"W	7.98'
C8	175.00'	67.57'	22°07'22"	S12°22'45"W	67.15'
C9	225.00'	46.48'	11°50'10"	S07°14'09"W	46.40'
C10	570.00'	21.72'	02°10'59"	N57°27'45"W	21.72'
C11	330.00'	63.94'	11°47'46"	N62°16'09"W	67.82'
C12	200.00'	41.32'	11°50'10"	S07°14'09"W	41.24'
C13	200.00'	86.34'	24°44'05"	S13°41'07"W	85.67'
C14	75.00'	85.41'	65°15'00"	S58°40'40"W	80.87'
C15	570.00'	80.93'	08°08'05"	S78°39'24"W	80.86'



VICINITY MAP
SCALE: 1"=2000'
SECTION 28,
TOWNSHIP 28 NORTH,
RANGE 23 WEST

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 THIS OFFICE IN BOOK _____ PAGE _____

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

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28;
THENCE, S02°07'57"W, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 466.15 FEET;
THENCE, S84°13'48"W, A DISTANCE OF 295.48 FEET;
THENCE, S51°57'44"W, A DISTANCE OF 111.07 FEET;
THENCE, S10°36'14"W, A DISTANCE OF 1048.60 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;
THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 80.93 FEET, A CENTRAL ANGLE OF 08°08'05";
THENCE, ALONG A CHORD BEARING S78°39'24"W, A CHORD DISTANCE OF 80.86 FEET;
THENCE, N10°36'14"E, A DISTANCE OF 705.93 FEET;
THENCE, N01°17'49"E, A DISTANCE OF 269.14 FEET;
THENCE, N88°42'11"W, A DISTANCE OF 354.78 FEET;
THENCE, S26°03'10"W, A DISTANCE OF 107.99 FEET;
THENCE, S01°17'49"W, A DISTANCE OF 386.94 FEET;
THENCE, S10°14'12"W, A DISTANCE OF 116.84 FEET;
THENCE, S14°09'50"W, A DISTANCE OF 302.19 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;
THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 21.72 FEET, A CENTRAL ANGLE OF 02°10'59";
THENCE, ALONG A CHORD BEARING N57°27'45"W, A CHORD DISTANCE OF 21.72 FEET;
THENCE, N88°42'11"W, A DISTANCE OF 35.05 FEET TO A POINT OF CURVATURE TO THE LEFT;
THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 67.82 FEET, A CENTRAL ANGLE OF 11°47'46";
THENCE, ALONG A CHORD BEARING N62°16'09"W, A CHORD DISTANCE OF 67.82 FEET;
THENCE, N28°39'06"W, A DISTANCE OF 37.44 FEET;
THENCE, N13°06'53"E, A DISTANCE OF 74.86 FEET;
THENCE, N76°53'07"W, A DISTANCE OF 50.00 FEET;
THENCE, N88°41'06"W, A DISTANCE OF 127.54 FEET;
THENCE, N06°41'46"E, A DISTANCE OF 241.06 FEET;
THENCE, N01°18'49"E, A DISTANCE OF 275.46 FEET;
THENCE, N26°02'55"E, A DISTANCE OF 598.62 FEET;
THENCE, S88°40'00"E, A DISTANCE OF 73.21 FEET;
THENCE, N01°17'55"E, A DISTANCE OF 299.83;
THENCE, S88°41'15"E, A DISTANCE OF 427.50 FEET;
THENCE, N01°19'39"E, A DISTANCE OF 19.85 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE, S88°40'21"E, ALONG SAID NORTH LINE, A DISTANCE OF 520.25 FEET TO THE POINT OF COMMENCEMENT.

CONTAINING 21.7 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

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____, THAT THE FINAL PLAT OF THE LAKES AT SHUYLER RIDGE - PHASE IV CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

APPROVAL BY THE CITY COUNCIL

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF THE LAKES AT SHUYLER RIDGE - PHASE IV 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

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.

PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

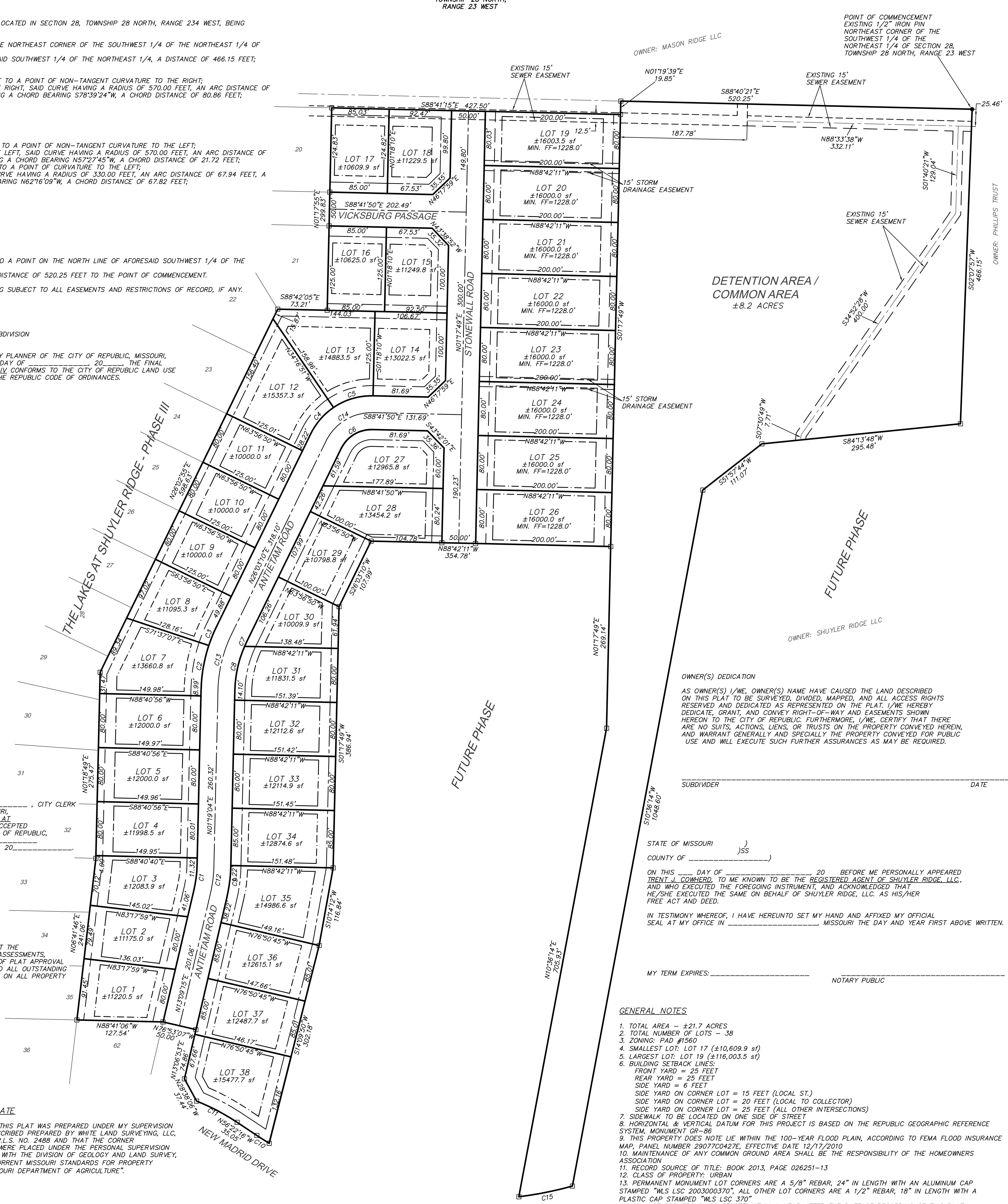
PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

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 JULY 2024, 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 RESOURCES' CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE.

DATE PREPARED: AUGUST 20, 2024

SIGNATURE: *Michael White*

MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488



DETENTION AREA / COMMON AREA
±8.2 ACRES

OWNER(S) DEDICATION
AS OWNER(S) I/WE, OWNER(S) NAME HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I/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 _____

STATE OF MISSOURI)
COUNTY OF _____)SS

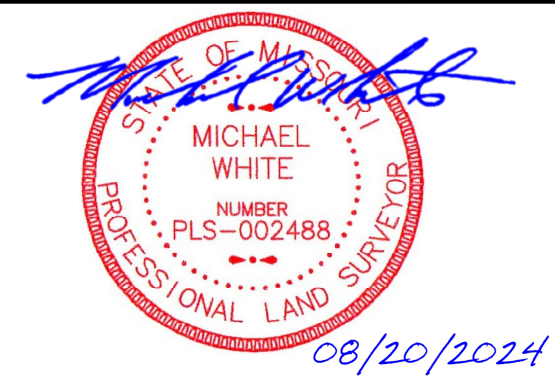
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE REGISTERED AGENT OF SHUYLER RIDGE, LLC, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF SHUYLER RIDGE, LLC, AS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES

- TOTAL AREA - ±21.7 ACRES
- TOTAL NUMBER OF LOTS - 38
- ZONING: PAD #1560
- SMALLEST LOT: LOT 17 (±10,609.9 sf)
- LARGEST LOT: LOT 19 (±116,003.5 sf)
- BUILDING SETBACK LINES:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE YARD ON CORNER LOT = 15 FEET (LOCAL ST.)
SIDE YARD ON CORNER LOT = 20 FEET (LOCAL TO COLLECTOR)
SIDE YARD ON CORNER LOT = 25 FEET (ALL OTHER INTERSECTIONS)
- SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-88
- THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0427E, EFFECTIVE DATE 12/17/2010
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK 2013, PAGE 026251-13
- CLASS OF PROPERTY: URBAN
- PERMANENT MONUMENT LOT CORNERS ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "WLS LSC 2003000370". ALL OTHER LOT CORNERS ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "WLS LSC 370"
- ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
- UNLESS SHOWN OTHERWISE, THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT AND A 10' UTILITY EASEMENT ALONG THE REAR OF EACH LOT
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
- FINISHED FLOOR ELEVATIONS PROVIDED BY PINNACLE DESIGN CONSULTANTS



PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370

PREPARED FOR
SHUYLER RIDGE, LLC
PROJECT LOCATION: THE LAKES AT SHUYLER RIDGE
REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DATE: 07.17.2024
DWG DATE: 08.20.2024
DRAWN BY: MW
S/T/R: 28/28/23
PROJECT No.: 2023-152

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

Owner/Applicant
Shuyler Ridge LLC

ADDRESS
900 - 1100 Blocks of S. Antietam Rd.

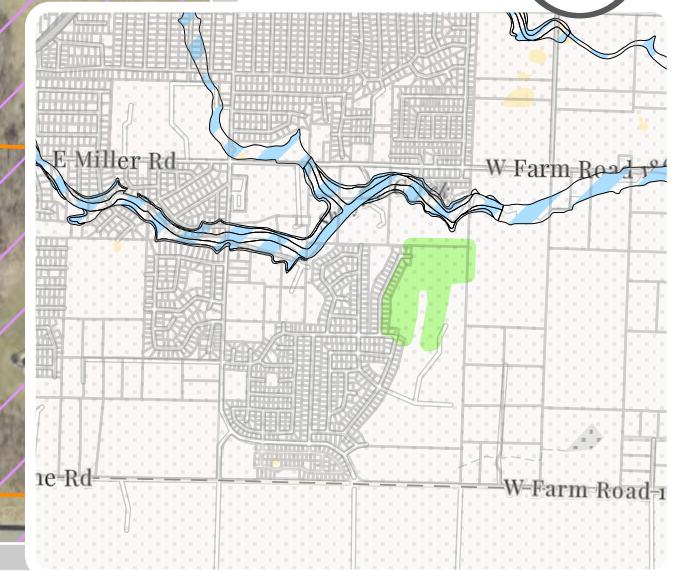
ZONING
PDD | REQUESTED N/A

PIN
1728400037

WARD
3

ACREAGE
21.7

TOTAL LOTS
38



THE LAKES AT SHUYLER RIDGE - PH IV
SUBD-FNL 24-006 | FINAL PLAT

Site Extent **Sinkholes**

Out of City **Floodplain**



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-53 An Ordinance of the City Council Approving the Final Plat of The Hills of Olde Savannah Second Addition Subdivision.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: August 27, 2024

Issue Statement

The City of Republic's BUILDS Department received an Application from Olde Savannah LLC for the Final Plat of The Hills of Olde Savannah 2nd Addition. The associated Preliminary Plat was approved by City Council as Olde Savannah Phase 4 on June 21, 2022.

Discussion and/or Analysis

The Final Plat of The Hills of Olde Savannah 2nd Addition will legally divide approximately four point seven-seven (4.77) acres of land into seventeen (17) lots zoned High-Density Single-Family Residential (R1-H). The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater Easements to the City. The Final Plat includes approximately 715 linear feet of new street and 1,911.5 linear feet of new sidewalk.

City Staff has reviewed the Final Plat for The Hills of Olde Savannah 2nd Addition and has determined that it substantially conforms to the requirements of the Approved Preliminary Plat, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Final Plat of The Hills of Olde Savannah 2nd Addition.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF THE HILLS OF OLDE SAVANNAH
SECOND ADDITION SUBDIVISION**

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 or about June 13, 2022, via Resolution 22-R-29, the Council approved the Preliminary Plat for Phase 4 of the Olde Savannah Subdivision; and

WHEREAS, Olde Savannah, LLC (“Applicant”) submitted an application to the BUILDS Department for review and approval of the Final Plat of The Hills of Olde Savannah Subdivision Second Addition, a part of Phase 4 of the subdivision (hereafter, “Second Addition”); and

WHEREAS, the BUILDS Department has reviewed the Applicant’s proposed Final Plat for the Second Addition, and has determined it substantially conforms to the requirements of the approved Development Plan, the requirements of applicable City Code provisions including, but not necessarily limited to, Chapter 410 Subdivision Regulations, Article 410-V Major Subdivision--Final Plat.

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

- Section 1:** All conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of The Hills of Olde Savannah Subdivision Second Addition have been met.
- Section 2:** The Final Plat of The Hills of Olde Savannah Subdivision Second Addition, attached and labeled “Attachment 1, expressly incorporated as though fully set forth at length herein, is approved in all respects.
- Section 3:** Approval of The Hills of Olde Savannah Subdivision Second Addition is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4:** Neither the construction of structures nor the sale of lots in The Hills of Olde Savannah Subdivision Second Addition shall commence until the Final Plat of The Hills of Olde Savannah Subdivision Second Addition has been duly approved and recorded as required by law.
- 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 _____, 2024.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

FINAL PLAT

THE HILLS OF OLDE SAVANNAH, SECOND ADDITION

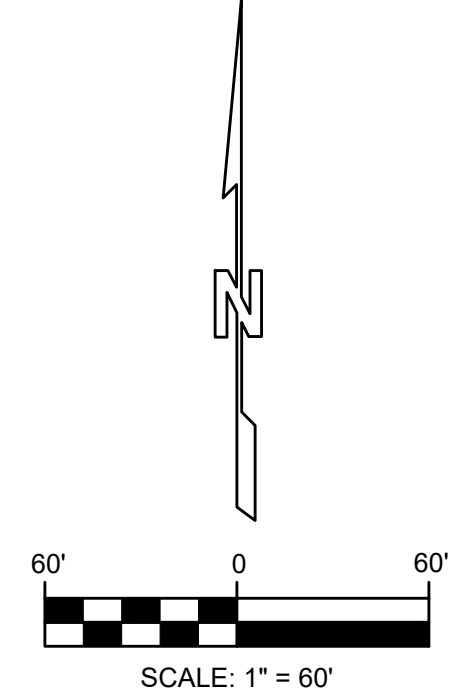
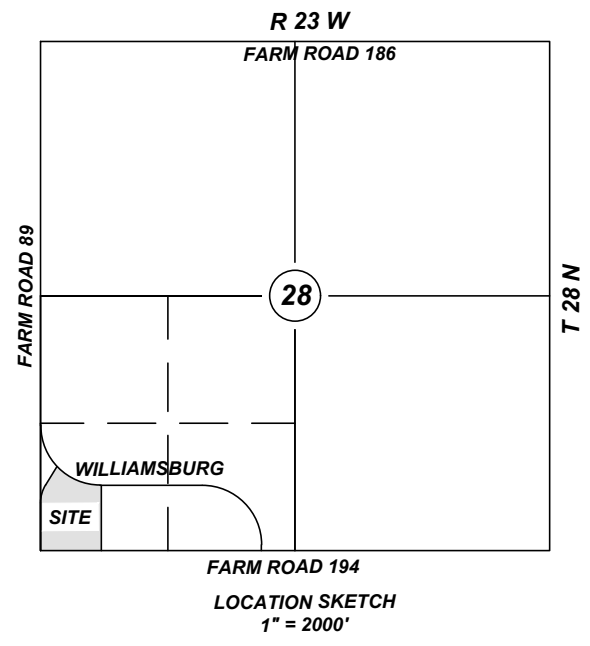
PART OF THE SW 1/4 OF
SECTION 28, TOWNSHIP 28, RANGE 23
REPUBLIC, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER

OLDE SAVANNAH LLC
3800 S FREMONT AVE
SPRINGFIELD MO 65804

LEGEND

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



GENERAL NOTES:

- 1.- TOTAL AREA: 207,889 SQ FT = 4.77 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- 2.- TOTAL NUMBER OF LOTS: 17
- 3.- SMALLEST LOTS: LOT 86 (7,311 SQ.FT.)
- 4.- LARGEST LOT: LOT 95 (14,754 SQ.FT.)
- 5.- DATE PRELIMINARY PLAT APPROVED: JUNE 13, 2022
- 6.- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
- 7.- SOURCE OF TITLE: BOOK 2021 PAGE 22890-21 AND BOOK 2022 PAGE 39227-22
- 8.- BUILDING SETBACKS
FRONT YARD - 25'
REAR YARD - 25'
SIDE YARD - 6'
SIDE YARD W/ STREET FRONTAGE - 15' UNLESS OTHERWISE NOTED
- 9.- ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0427E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE X. (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- 10.- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY
- 11.- ALL STREET RIGHT OF WAY AND CUL-DE-SAC RADIUS WILL BE 50 FEET
- 12.- SIDEWALK WILL BE ON THE SOUTH SIDE OF CHARLTON ST AND BOTH SIDES OF AVERY CT.
- 13.- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89 OR FARM ROAD 194
- 14.- ALL CURVED LOT LINES WITHIN THE SUBDIVISION ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS
- 15.- THE SURVEY SHOWN HEREIN IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Line Table		
Line #	Length	Direction
L1	16.86	N7° 37' 49.31"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	88.09	250.00	20.19	S78° 44' 53"E	87.63
C2	331.53	1015.00	18.71	S78° 00' 39"E	330.06
C3	14.47	150.00	5.53	S4° 52' 02"W	14.46
C4	23.81	15.00	90.95	S43° 22' 09"E	21.39
C5	13.62	15.00	52.02	S28° 06' 50"W	13.16
C6	13.62	15.00	52.02	N23° 54' 22"W	13.16
C7	26.94	15.00	102.89	N53° 32' 48"E	23.46
C8	21.09	15.00	80.56	S38° 36' 56"E	19.40
C9	21.09	15.00	80.56	N53° 48' 00"E	19.40
C10	247.87	50.00	284.04	N87° 53' 46"W	61.54
C11	146.73	50.00	168.14	N82° 24' 28"W	99.47

PROPERTY DESCRIPTION

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

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 400.25 FEET; THENCE SOUTH 87°53'27" EAST A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF FARM ROAD 89; THENCE NORTH 02°06'33" EAST A DISTANCE OF 50.43 FEET; THENCE SOUTH 88°50'32" EAST A DISTANCE OF 181.04 FEET; THENCE SOUTH 75°25'56" EAST A DISTANCE OF 66.49 FEET; THENCE SOUTH 69°53'08" EAST A DISTANCE OF 76.09 FEET; THENCE SOUTH 74°40'19" EAST A DISTANCE OF 78.86 FEET; THENCE SOUTH 79°45'01" EAST A DISTANCE OF 78.86 FEET; THENCE SOUTH 84°49'44" EAST A DISTANCE OF 78.86 FEET; THENCE SOUTH 02°37'55" WEST A DISTANCE OF 150.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 23.24 FEET ALONG A 1040.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 88°00'30" EAST, 23.24 FEET; THENCE SOUTH 88°38'54" EAST A DISTANCE OF 33.87 FEET; THENCE SOUTH 01°21'08" WEST A DISTANCE OF 222.09 FEET; THENCE NORTH 88°50'45" WEST A DISTANCE OF 650.65 FEET TO THE POINT OF BEGINNING, EXCEPTING ANY PART THEREOF TAKEN, USED OR DEEDED.

CONTAINING 259,615.6 SQUARE FEET OR 5.96 ACRES

APPROVAL BY THE CITY COUNCIL:

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF THE HILLS AT OLDE SAVANNAH, SECOND ADDITION, 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 _____, 2024.

CITY CLERK

DATE

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

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 2024, THE FINAL PLAT OF THE HILLS AT OLDE SAVANNAH, SECOND ADDITION, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER -

DATE

SURVEYOR'S DECLARATION:

THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT THE PERMANENT MONUMENT AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC

DATE PREPARED: MARCH 20th, 2024

SIGNATURE: _____ MO PLS NO. 2555

DATE: _____

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.

881728300180
PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

OWNER'S DEDICATION:

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

MIKE SEITZ, MANAGING MEMBER, OLDE SAVANNAH, LLC

DATE:

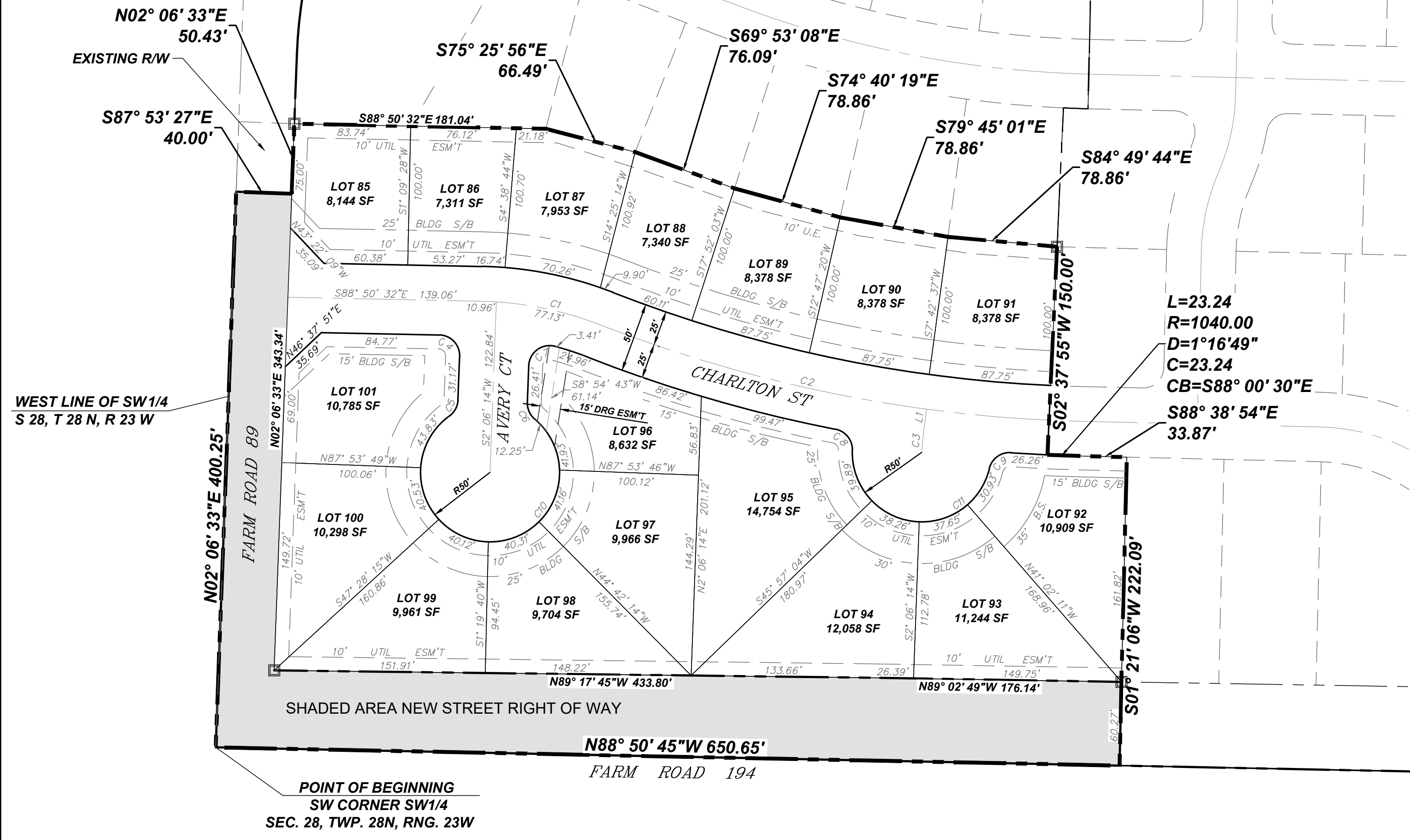
ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
COUNTY OF GREENE) SS

ON THIS _____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF OLDE SAVANNAH, LLC, LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE ENTITY, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAID LIMITED LIABILITY COMPANY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN _____ COUNTY, MISSOURI.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____



WEST LINE OF SW1/4
S 28, T 28 N, R 23 W

POINT OF BEGINNING
SW CORNER SW1/4
SEC. 28, TWP. 28N, RNG. 23W

No.:	Revision:	Date:

FINAL PLAT
THE HILLS OF OLDE SAVANNAH, SECOND ADDITION

SW1/4 SW1/4 SEC 28, T28N, R23W
REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=60'	SHEET 1
DATE 03/20/2024	DRAWN CJW	HOR. 1"=60'	OF 1 SHEETS
DWG	CHECKED CJW	VERT. N/A	FILE NO. 21151

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
Missouri Certificate of Authority #2007008003

5051 S. National Suite 7A Springfield, MO 65810
Tel: 417.889.3400 Fax: 417.889.3402
www.GoCJW.com

Owner/Applicant
Olde Savannah LLC

ADDRESS
S Farm Road 89

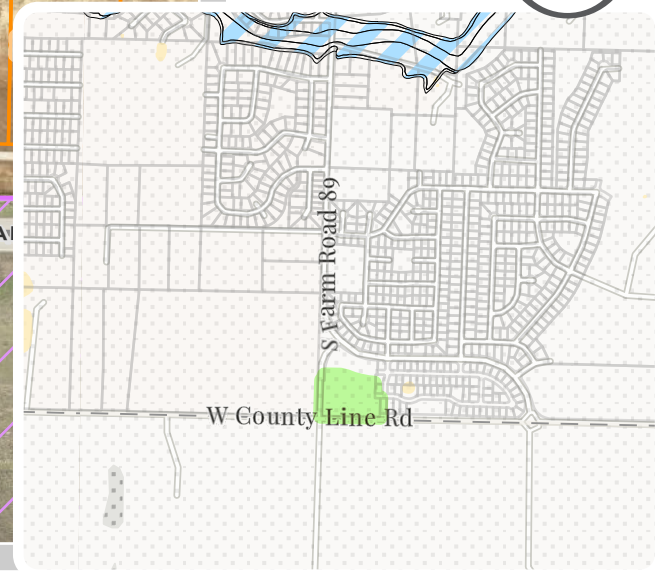
ZONING
R1-H | REQUESTED N/A

PIN
1728300435

WARD
3

ACREAGE
4.77

TOTAL LOTS
17



THE HILLS OF OLDE SAVANNAH 2ND ADDITION
SUBD-FNL 24-003 | FINAL PLAT

Site Extent
 Sinkholes
 Out of City
 Floodplain



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-54 An Ordinance of the City Council Approving the Final Plat of The Lakes at Shuyler Ridge Phase 4 Subdivision.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: August 27, 2024

Issue Statement

The City of Republic's BUILDS Department received an Application from Shuyler Ridge, LLC for the Final Plat of The Lakes at Shuyler Ridge Phase 4. The associated development plan was approved in Greene County as a Plot Assignment District (PAD) on January 5, 2005. The property was then annexed into Republic on August 25, 2014.

Discussion and/or Analysis

The Final Plat of The Lakes at Shuyler Ridge Phase 4 will legally divide approximately twenty-one point seven (21.7) acres of land into thirty-eight (38) lots zoned as a Planned Development District (PDD). The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater Easements to the City. The Final Plat includes approximately 1977 linear feet of new street and 1802 linear feet of new sidewalk.

City Staff has reviewed the Final Plat for The Lakes at Shuyler Ridge Phase 4 and has determined that it substantially conforms to the requirements of the Approved Preliminary Plat, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Final Plat of The Lakes at Shuyler Ridge Phase 4.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF
THE LAKES AT SHUYLER RIDGE PHASE 4 SUBDIVISION**

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 or about January 5, 2005, the Lakes at Shuyler Ridge was approved as a Plot Assignment District in Greene County, which included the approval of a preliminary plat (PDD Development Plan) that generally conformed to the City’s requirements for preliminary platting; and

WHEREAS, on or about August 25, 2014, the City annexed the entirety of the Plot Assignment District known as the Lakes at Shuyler Ridge; and

WHEREAS, Shuyler Ridge LLC (“Applicant”) has submitted an application to the BUILDS Department for review and approval of the Final Plat of The Lakes at Shuyler Ridge Phase Four Subdivision (“Shuyler Ridge Phase Four”); and

WHEREAS, the BUILDS Department has reviewed the Applicant’s proposed Final Plat for Shuyler Ridge Phase Four, and has determined it substantially conforms to the requirements of the approved Development Plan, the requirements of applicable City Code provisions including, but not necessarily limited to, Chapter 410 Subdivision Regulations, Article 410-V Major Subdivision--Final Plat.

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

- Section 1:** All conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of the Final Plat of The Lakes at Shuyler Ridge Phase Four Subdivision have been met.
- Section 2:** The Final Plat of The Lakes at Shuyler Ridge Phase Four Subdivision, attached hereto as “Exhibit 1” and expressly incorporated as though fully set forth at length herein, is approved in all respects.
- Section 3:** Approval of The Lakes at Shuyler Ridge Phase Four is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4:** Neither the construction of structures nor the sale of lots in The Lakes of Shuyler Ridge Phase Four shall commence until the Final Plat has been duly approved and recorded as required by law.
- 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 _____, 2024.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:



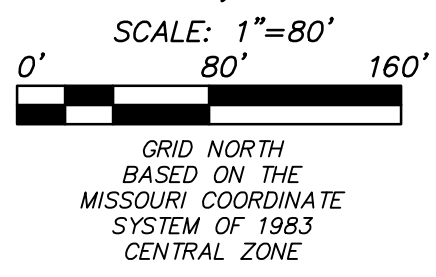
Megan McCullough, City Attorney

Final Passage and Vote:

FINAL PLAT THE LAKES AT SHUYLER RIDGE - PHASE IV

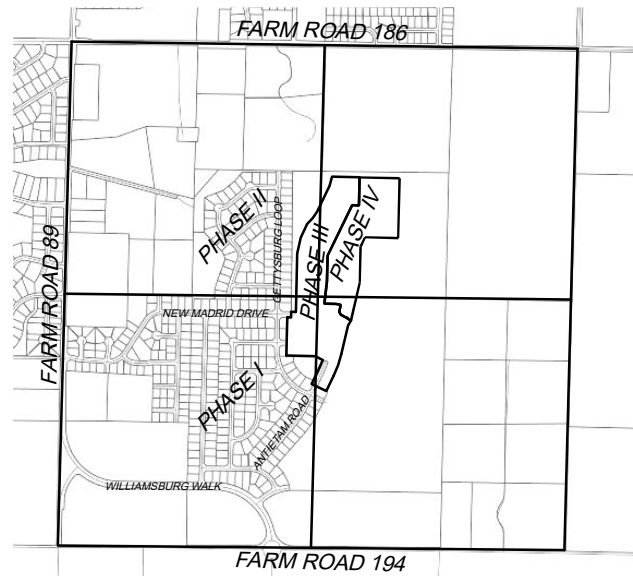
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI
SECTION 28, TOWNSHIP 28 N, RANGE 23 WEST

OWNER / DEVELOPER
SHUYLER RIDGE, LLC
3159 W. REPUBLIC ROAD
SPRINGFIELD, MO 65807



SYMBOL INDEX
□ EXISTING or SET 5/8" IRON PIN WITH ALUM. CAP "WLS 2003000370"

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	175.00'	36.15'	11°50'10"	S07°14'02"W	36.09'
C2	225.00'	67.01'	17°03'49"	S09°50'59"W	66.76'
C3	225.00'	30.12'	7°40'16"	S22°13'02"W	30.10'
C4	100.00'	51.78'	29°40'00"	S40°53'10"W	51.20'
C5	100.00'	62.10'	35°35'00"	S33°30'40"W	61.11'
C6	50.00'	56.94'	65°15'00"	S58°40'40"W	53.91'
C7	175.00'	7.98'	02°36'44"	S24°44'48"W	7.98'
C8	175.00'	67.57'	22°07'22"	S12°22'45"W	67.15'
C9	225.00'	46.48'	11°50'10"	S07°14'09"W	46.40'
C10	570.00'	21.72'	02°10'59"	N57°27'45"W	21.72'
C11	330.00'	63.94'	11°47'46"	N62°16'09"W	67.82'
C12	200.00'	41.32'	11°50'10"	S07°14'09"W	41.24'
C13	200.00'	86.34'	24°44'05"	S13°41'07"W	85.67'
C14	75.00'	85.41'	65°15'00"	S58°40'40"W	80.87'
C15	570.00'	80.93'	08°08'05"	S78°39'24"W	80.86'



VICINITY MAP
SCALE: 1"=2000'
SECTION 28,
TOWNSHIP 28 NORTH,
RANGE 23 WEST

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 THIS OFFICE IN BOOK _____ PAGE _____

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

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28;
THENCE, S02°07'57"W, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 466.15 FEET;
THENCE, S84°13'48"W, A DISTANCE OF 295.48 FEET;
THENCE, S51°57'44"W, A DISTANCE OF 111.07 FEET;
THENCE, S10°36'14"W, A DISTANCE OF 1048.60 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE RIGHT;
THENCE, ALONG SAID NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 80.93 FEET, A CENTRAL ANGLE OF 08°08'05";
THENCE, ALONG A CHORD BEARING S78°39'24"W, A CHORD DISTANCE OF 80.86 FEET;
THENCE, N10°36'14"E, A DISTANCE OF 705.93 FEET;
THENCE, N01°17'49"E, A DISTANCE OF 269.14 FEET;
THENCE, N88°42'11"W, A DISTANCE OF 354.78 FEET;
THENCE, S26°03'10"W, A DISTANCE OF 107.99 FEET;
THENCE, S01°17'49"W, A DISTANCE OF 386.94 FEET;
THENCE, S10°14'12"W, A DISTANCE OF 116.84 FEET;
THENCE, S14°09'50"W, A DISTANCE OF 302.19 FEET TO A POINT OF NON-TANGENT CURVATURE TO THE LEFT;
THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 570.00 FEET, AN ARC DISTANCE OF 21.72 FEET, A CENTRAL ANGLE OF 02°10'59";
THENCE, ALONG A CHORD BEARING N57°27'45"W, A CHORD DISTANCE OF 21.72 FEET;
THENCE, N88°42'11"W, A DISTANCE OF 35.05 FEET TO A POINT OF CURVATURE TO THE LEFT;
THENCE, ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 67.82 FEET, A CENTRAL ANGLE OF 11°47'46";
THENCE, ALONG A CHORD BEARING N62°16'09"W, A CHORD DISTANCE OF 67.82 FEET;
THENCE, N28°39'06"W, A DISTANCE OF 37.44 FEET;
THENCE, N13°06'53"E, A DISTANCE OF 74.86 FEET;
THENCE, N76°53'07"W, A DISTANCE OF 50.00 FEET;
THENCE, N88°41'06"W, A DISTANCE OF 127.54 FEET;
THENCE, N06°41'46"E, A DISTANCE OF 241.06 FEET;
THENCE, N01°18'49"E, A DISTANCE OF 275.46 FEET;
THENCE, N26°02'55"E, A DISTANCE OF 598.62 FEET;
THENCE, S88°40'00"E, A DISTANCE OF 73.21 FEET;
THENCE, N01°17'55"E, A DISTANCE OF 299.83;
THENCE, S88°41'15"E, A DISTANCE OF 427.50 FEET;
THENCE, N01°19'39"E, A DISTANCE OF 19.85 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4;
THENCE, S88°40'21"E, ALONG SAID NORTH LINE, A DISTANCE OF 520.25 FEET TO THE POINT OF COMMENCEMENT.

CONTAINING 21.7 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

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____, THAT THE FINAL PLAT OF THE LAKES AT SHUYLER RIDGE - PHASE IV CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

APPROVAL BY THE CITY COUNCIL

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF THE LAKES AT SHUYLER RIDGE - PHASE IV 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

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.

PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

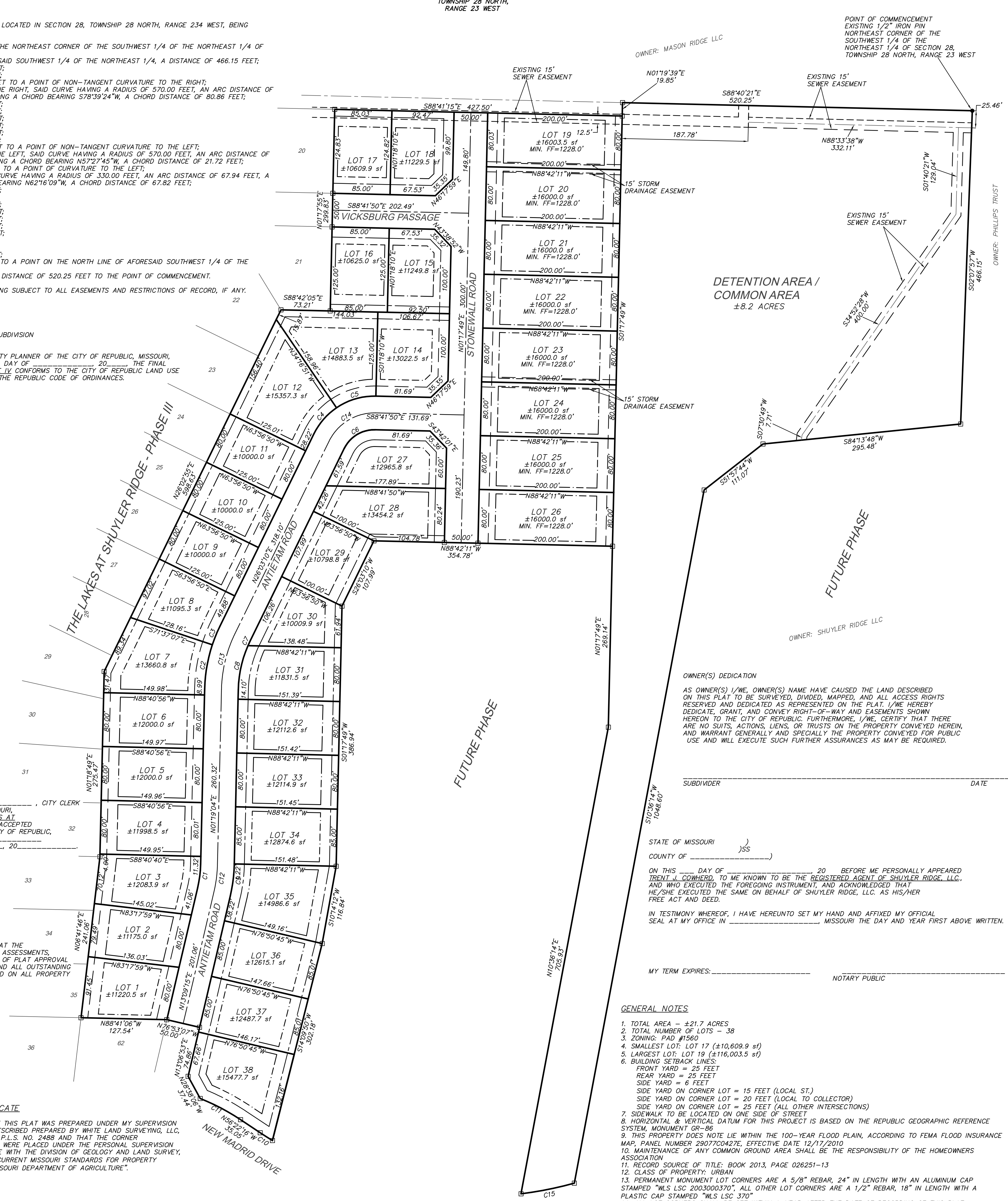
PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

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 JULY 2024, 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 RESOURCES' CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE.

DATE PREPARED: AUGUST 20, 2024

SIGNATURE: *Michael White*

MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488



DETENTION AREA / COMMON AREA
±8.2 ACRES

OWNER(S) DEDICATION
AS OWNER(S) I/WE, OWNER(S) NAME HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I/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 _____

STATE OF MISSOURI)
COUNTY OF _____)SS

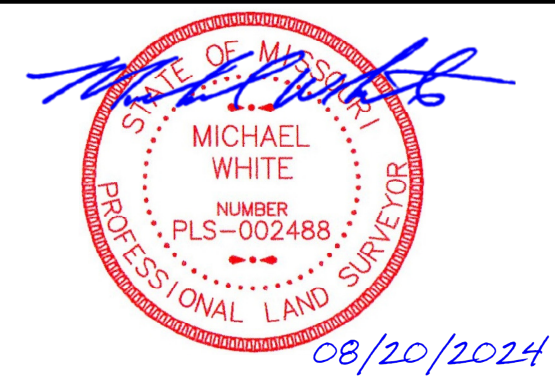
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE REGISTERED AGENT OF SHUYLER RIDGE, LLC, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME ON BEHALF OF SHUYLER RIDGE, LLC, AS HIS/HER FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI THE DAY AND YEAR FIRST ABOVE WRITTEN.

MY TERM EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES

- TOTAL AREA - ±21.7 ACRES
- TOTAL NUMBER OF LOTS - 38
- ZONING: PAD #1560
- SMALLEST LOT: LOT 17 (±10,609.9 sf)
- LARGEST LOT: LOT 19 (±116,003.5 sf)
- BUILDING SETBACK LINES:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE YARD ON CORNER LOT = 15 FEET (LOCAL ST.)
SIDE YARD ON CORNER LOT = 20 FEET (LOCAL TO COLLECTOR)
SIDE YARD ON CORNER LOT = 25 FEET (ALL OTHER INTERSECTIONS)
- SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-88
- THIS PROPERTY DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 29077C0427E, EFFECTIVE DATE 12/17/2010
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK 2013, PAGE 026251-13
- CLASS OF PROPERTY: URBAN
- PERMANENT MONUMENT LOT CORNERS ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "WLS LSC 2003000370". ALL OTHER LOT CORNERS ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "WLS LSC 370"
- ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
- UNLESS SHOWN OTHERWISE, THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT AND A 10' UTILITY EASEMENT ALONG THE REAR OF EACH LOT
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
- FINISHED FLOOR ELEVATIONS PROVIDED BY PINNACLE DESIGN CONSULTANTS



PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370

PREPARED FOR
SHUYLER RIDGE, LLC
PROJECT LOCATION: THE LAKES AT SHUYLER RIDGE
REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DATE: 07.17.2024
DWG DATE: 08.20.2024
DRAWN BY: MW
S/T/R: 28/28/23
PROJECT No.: 2023-152

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

Owner/Applicant
Shuyler Ridge LLC

ADDRESS
900 - 1100 Blocks of S.
Antietam Rd.

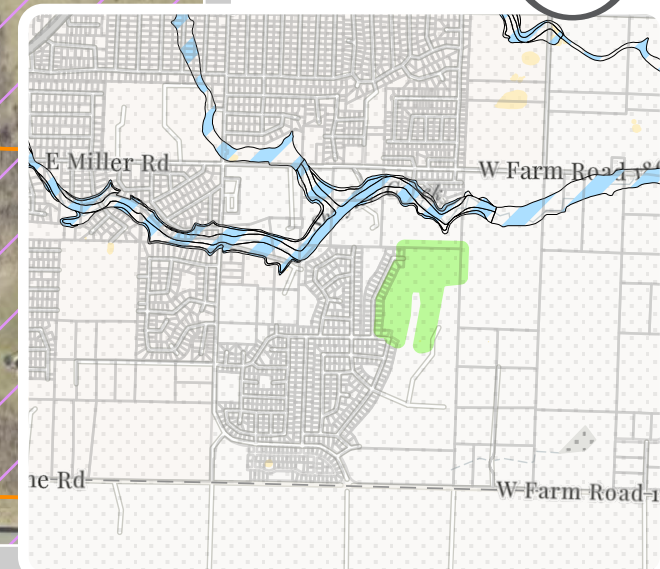
ZONING
PDD | REQUESTED N/A

PIN
1728400037

WARD
3

ACREAGE
21.7

TOTAL LOTS
38



THE LAKES AT SHUYLER RIDGE - PH IV
SUBD-FNL 24-006 | FINAL PLAT

Site Extent
 Sinkholes
 Out of City
 Floodplain



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-34 A Resolution of the City Council Awarding The Bid for Water Storage Tank Cleaning, Patching, and Painting to Hogan’s Inc.

Submitted By: **Eric Brown, Operations Manager**

Date: August 27, 2024

Issue Statement

To award a bid for cleaning, patching, and painting of a water storage tank during the remainder of 2024 to Hogan’s Inc.

Discussion and/or Analysis

The City requested sealed bids for cleaning, patching, and painting for the ground storage tank at Well 6. Out of six total responses, Hogan’s Inc. was the lowest and best bid for the project for a total of \$84,249.00. Hogan’s Inc. also painted Tower 3, Tower 4, and Tank 5 in 2024 and we are confident in their ability to complete the job in a timely manner and within budget. This project will have a not-to-exceed amount of \$84,249.00 and is expected to be completed no later than December 31, 2024.

Recommended Action

Staff recommends approval.

RESOLUTION NO. 24-R-34

A RESOLUTION OF THE CITY COUNCIL AWARDING THE BID FOR GROUND WATER STORAGE TANK CLEANING, PATCHING, AND PAINTING TO HOGAN’S INC.

WHEREAS, the City of Republic, Missouri (“City” and/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 ground water storage tank cleaning, patching, and painting; and

WHEREAS, 6 bids were received in response to the City’s solicitation; and

WHEREAS, after hearing presentation and recommendations by City staff, the City Council desires to accept the bid submitted by Hogan’s Inc., as it appears to demonstrate the necessary qualifications for a responsible bid and is the lowest cost to the City at an estimated total expenditure of \$84,249.00.

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

- Section 1.** The submitted bid from Hogan’s Inc., attached as “Exhibit 1” and expressly incorporated herein, is accepted for the Project at the estimated cost(s) shown thereon, but in no event to exceed a total of \$84,249.00 without separate approval from Council.
- Section 2.** The City Administrator, and his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Resolution.
- Section 3.** The whereas clauses are specifically incorporated herein by reference.
- Section 4.** This Resolution shall take effect after passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2024.

Attest: _____
Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

RESOLUTION NO. 24-R-34

RESOLUTION NO. 24-R-34

A handwritten signature in blue ink, appearing to read 'Megan McCullough', is written over a solid horizontal line.


Megan McCullough, City Attorney

Final Passage and Vote:

BIDDERS MUST PROVIDE THE FOLLOWING INFORMATION:

Description of Work	Price
<ul style="list-style-type: none"> Cleaning, spot repair, and overcoat painting at the Ground Storage Tank. Exterior primer Tnemec series 94H2o, Intermediate coat tnemec series 1094, Finish coat tnemec series 700, or approved equal. Provide DNR report on tank condition. Application of 18-22ft Logo as shown on next page, one side. <p>Please note any of the following:</p> <ul style="list-style-type: none"> Any labor personnel requests of the City of Republic for this project. Any other requests or responsibilities of the City of Republic for this project. 	<p>Base Bid (Ground Storage Tank): \$ <u>84,249.00</u></p>

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

<p>City of Republic, Missouri</p> <p>IFB for: Water Tower Patching and Painting at Well #5 4221 S. Wilson's Creek Blvd. Republic, MO 65738</p>	<p>Company Legal Name: Hogan's Inc</p>
	<p>Address: 2787 Carter Route m Van Buren Mo 63965</p>
<p>Telephone: _____</p> <p>Cellular: <u>573-429-5712</u></p> <p>Email: <u>h_hogan93@hotmail.com</u></p>	<p>Signature: </p> <p>Name and Title: Heath Hogan President</p>
	<p>Dated: <u>08/15/2024</u></p> <p>Bidder's Federal ID Number: <u>43-1735127</u></p>

NOTICE AND INSTRUCTIONS TO BIDDERS/VENDORS
Regarding Sections 285.525 through 285.550 RSMo., effective January 1, 2009,
and Section 292.675 RSMo., effective August 28, 2009

Item 15.

Effective January 1, 2009 and pursuant to Section 285.530(1) of the Revised Statutes of Missouri, “[n]o business entity or employer shall knowingly employ, hire for employment, or continue to employ an unauthorized alien to perform work within the state of Missouri.”

State law additionally provides that, as a condition for the award of any contract or grant in excess of five thousand dollars by the state or by any political subdivision of the state (*e.g., the City of Republic*) to a business entity (*e.g., potential bidders in response to this IFB*), the business entity (Company) shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services. Every such business entity shall sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services. *See § 285.530(2), RSMo.*

Section 285.530 RSMo. pertains to all solicitations for services over \$5,000, but does not apply to solicitations for goods only. If a solicitation is for a combination of services and goods, Section 285.530 RSMo. applies if the services portion of the solicitation is over \$5,000.

1. **Required Affidavit for Contracts Over \$5,000.00 (US)** – Effective 1-1-2009, the company (submitting a Bid) shall comply with the provisions of Section 285.525 through 285.550, RSMo., which require certain statements to be made under penalty of perjury pertaining to employment of unauthorized aliens. The award of any contract under this IFB is expressly contingent on the company (submitting a Bid) providing an acceptable, notarized affidavit, stating as follows:
 - a. that said company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services; and
 - b. that said company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

The terms used in this affidavit shall have the meaning set forth in Section 285.500 RSMo., *et seq.*

2. Additionally, Company must provide documentation evidencing current enrollment in a federal work authorization program (e.g. electronic signature page from E-Verify Program's Memo of Understanding (MOU)). See attached sample.

A copy of the required affidavit is included on the following page. A digital copy of the affidavit can also be accessed and downloaded from the City of Republic's official website, URL address: <https://www.republicmo.com/DocumentCenter/View/77/Affidavit-of-Compliance-with-Section-285500-RSMO-PDF?bidId=>

The City of Republic is an E-Verify employer. The City of Republic encourages companies that are not already enrolled and participating in a federal work authorization program to do so. E-Verify is an example of a federal work authorization program. Information regarding E-Verify is available at <http://www.uscis.gov/e-verify> or by calling **888-464-4218**.

Company ID Number: 230011

Information Required for the E-Verify Program

Information relating to your Company:

Company Name	Hogans, Inc.
Company Facility Address	2787 Carter Route M Van Buren, MO 63965
Company Alternate Address	
County or Parish	CARTER
Employer Identification Number	431735127
North American Industry Classification Systems Code	238
Parent Company	
Number of Employees	10 to 19
Number of Sites Verified for	

**Affidavit of Compliance with Section 285.500, RSMo., et seq.
for all agreements providing services in excess of \$5,000.00**

Item 15.

Effective 1/1/2009


STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

Before me, the undersigned Notary Public, in and for the County of Carter, State of Missouri, personally appeared Heath Hogan (Name) who is President (Title) of Hogan's Inc (Name of company), a (circle one) corporation, partnership, sole proprietorship, limited liability company, and is competent and authorized to make this affidavit, and being duly sworn upon oath deposes and says as follows:

- (1) that said company is enrolled in and participates in a federal work authorization program with respect to the employees working in connection with the contracted services; and
- (2) that said company does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.

The terms used in this affidavit shall have the meaning set forth in Section 285.500 RSMo., et seq.

Documentation of participation in a federal work authorization program is attached to this affidavit.


Signature
Heath Hogan
Printed Name

Subscribed and sworn to before me this 19th day of August, 2024.


Notary Public

My commission expires: Oct 31, 2026



City of Republic, Missouri
AFFIDAVIT OF COMPLIANCE WITH INVITATION FOR BID

To be submitted with all Bids in response to this IFB

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

 We **TAKE** exception to the IFB Documents/Requirements as follows:

I have carefully examined the Invitation for Bid and agree to abide by all submitted pricing, delivery, terms and conditions of this IFB unless otherwise stipulated herein.

Company Name Hogan's Inc

By [Signature]
(Authorized Person's Signature)

Company Address 2787 Carter Route m
Van Buren Mo 63965

Telephone Number 573-429-5712

Fax Number _____

Date 08/15/2024

ADDENDA

Offeror acknowledges receipt of the following addendum:

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

Email h_hogan93@hotmail.com

Federal Tax ID No. 43-1735127

DBE Vendor (Yes/No): no Minority Owned: _____
Women Owned: _____
Veteran Owned: _____



BOND REQUEST FORM

Contractor: (Name & Address) Hogan's Inc 2787 Carter Route M Van Buren Mo 63965 Requested by: Heath Hogan President	Obligee/Owner (Bond Required by): City of Republic c/o City Clerk, Laura Burbridge 4221 S. Wilson's Creek Blvd. Republic, MO 65738
--	--

Bid Bond Request 08/22/2024 Bid Date 10% Percentage of Bid _____ Special Bond Form (please attach) 110 Completion Time \$85,000.00 Contractor's Job Estimate *Please include a copy of the RFP	Performance & Payment Bond Request _____ Contract Date _____ Special Bond Form (please attach) Notice to proceed _____ Start Date Text _____ Completion Date _____ Contract Amount
---	---

Project Name and Description: (include General City of Republic Ground storage repaint	Project Scope: Ground Storage exterior cleaning and painting
---	--

% Labor: 32 _____ % Material: 27 _____ % Subcontractor: _____ % OH&P: 41 _____ Subcontractor Breakdown: none _____ _____ _____	Penalties/Liquidated Damages: \$100.00 _____ Is this a Design/Build Project: Text _____ Yes xxx _____ No Maintenance Period: 1 year _____ # of Bond/Sets Needed: _____ Pickup: _____ FedEx: x _____ Certificate of Insurance: Yes <u>X</u> No _____ Text
--	---

Email: Bonds@ckcins.com
 Vickie Nickel, Bond Account Manager
 Kerry Sherrod, Bond Account Manager

Inquiries: All inquiries for information should be directed to:

Eric Brown, Operations Manager
BUILDS Department, City of Republic
ebrown@republicmo.com
(417) 732-3411

Important Notice Regarding Competitive Bidding:

It is the City's intent and desire that this Invitation for Bid promotes competitive Bidding. To the extent any language, requirements, terms and/or requests contained within this Invitation for Bid result in the elimination of all but one source from which a responsive and responsible Bid may be submitted, such restriction/limitation is not intended by the City but is merely an unintentional error. In the event such error is discovered by any potential Bidder, the potential Bidder must notify the City contact listed above of the error, in writing, no later than three (3) days prior to the Bid opening day. Upon receipt of any such notice, the City will take reasonable efforts to correct the error and resubmit the Invitation for Bid once corrected.

City Logo to be painted on Tower/Tank. 18-22ft diameter.



TERMS AND CONDITIONS

01. **Opening Location:** Bids submitted in response to this Invitation for Bid (“IFB”) will be opened at Republic BUILDS, 4221 S. Wilson’s Creek Blvd., on 3:00 P.M. on Thursday August 22nd. All Bidders (individually, “Bidder”; collectively, “Bidders”) and/or their authorized representative(s) are permitted to attend the opening of the Bids.
02. **IFB Delivery Requirements:** Any Bids received after the above stated time and date will not be considered. It shall be the sole responsibility of the Bidder to have their Bid delivered to Republic BUILDS for receipt on or before the due date and time indicated.
- a. If a Bid is sent by U.S. Mail, the Bidder shall be responsible for its timely delivery to Republic BUILDS.
 - b. Bids delayed by mail shall not be considered, shall not be opened, and shall be rejected.
 - c. Arrangements may be made for their return at the Bidder’s request and expense.
 - d. Bids may be mailed to Republic BUILDS and accepted if the signed Bid form and required information was mailed and received prior to the due date and time.
 - e. Bids sent by email will not be accepted.

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

City of Republic
C/O City Clerk, Laura Burbridge
4221 S. Wilson’s Creek Blvd.
Republic MO 65738

03. **Legal Name and Signature:** Bids shall clearly indicate the legal name, address, and telephone number of the Bidder (company, firm, corporation, partnership, or individual).
- a. Bids shall be manually signed above the printed name and title of signer on the Affidavit of Compliance page.
 - b. The signer shall have the authority to bind the Bidder to the submitted Bid.
 - c. Failure to properly sign the Bid form shall invalidate the Bid, and it shall not be considered for award.
04. **Corrections:** No erasures are permitted.
- a. In the event a correction is necessary, in order for the City to consider the correction, the following formatting must be applied:
 1. A single line (strike-through) to the entered text needing correction, and
 2. The corrected text written above the strike-through text, and
 3. The signer(s) of the Bid must initial all corrections.
05. **Clarification and Addenda:** Bidders are expected to examine all documents attached to and/or provided by the City with this IFB, and prior to submitting any Bid in response to this IFB, make any necessary and/or reasonable inquiries of the City to ensure all such Bidders understand the entirety of the documents.
- a. Any inquiries or suggestions concerning interpretation, clarification, or other additional information pertaining to the IFB shall be made through the listed City contact in writing (email is permitted).
 - b. The City of Republic shall not be responsible for verbal interpretations or other information given by any individual purporting to be employed by or otherwise representing the City.
 - c. The issuance of written addenda is the official method whereby interpretation, clarification, or additional information can be given.
 - d. It shall be the responsibility of each Bidder, prior to submitting their Bid, to direct any inquiries to the listed City contact.

06. **IFB Expenses:** There is no expressed or implied obligation for the City of Republic to reimburse responding Bidders and the City will not reimburse for any expenses incurred in preparing responses to this IFB.
07. **Bid Security:** All Bids must be accompanied by a Bid Security, which shall constitute the Bidder's guarantee that, if awarded the contract under this IFB, the Bidder will promptly execute all contract documents and other documents required under this IFB, and will furnish good and sufficient bond for the performance of the same.
- a. The Bid Security shall consist of a certified check, cashier's check or a Bid bond, guaranteed by a surety company authorized by the Director of the Missouri Department of Insurance and Commerce to conduct surety business in the state of Missouri, in an amount no less than ten percent (10%) of the Bid, and made payable to the City of Republic.
 - b. Bids submitted without the required Bid Security will not be considered for award under this IFB.
 - c. The Bid Securities of all Bidders, except for the three apparent lowest Bidders, will be returned as soon as reasonably possible after the opening and review of Bids.
 - d. The City shall have the right to retain the Bid Security of the three apparent lowest Bidders until either: (1) all contract documents have been duly executed and all required bonds and proof of insurance, including certificates of insurance, have been furnished by the Bidder to the City; or (2) all Bids have been rejected, whichever occurs first.
08. **Irrevocable Offer:** Any Bid may be withdrawn up until the due date and time set for opening of the IFB. Any Bid not so withdrawn shall, upon opening, constitute an irrevocable offer for a minimum period of ninety (90) days to provide to the City the goods or services set forth in the IFB, until one or more of the Bids have been duly accepted by the City.
09. **Responsive and Responsible Bidder:** To be a responsive Bidder, a Bidder shall submit a Bid which conforms in all material respects to the requirements set forth in the IFB. To be a responsible Bidder, the Bidder shall have the capability in all respects to perform fully the contract requirements, and the tenacity, perseverance, experience, integrity, reliability, capacity, facilities, equipment and credit which will ensure good faith performance. The lowest responsible Bidder shall mean the Bidder who makes the lowest Bid to sell goods or services of a quality which conforms closest to the quality of goods or services set forth in the specifications or otherwise required by the City and who is known to be fit and capable to perform the Bid as made.
10. **Reserved Rights:** The City reserves the right to make such investigations as it deems necessary to make the determination of the Bidder's responsiveness and responsibility. Such information may include, but shall not be limited to: current financial statement, verification of availability of equipment and personnel, and past performance records.
11. **The Right to Audit:** The Bidder agrees to furnish supporting detail as may be required by the City to support charges or invoices, to make available for audit purposes all records covering charges pertinent to the purchase, and to make appropriate adjustments in the event discrepancies are found.
- a. The City shall have the right to audit the Bidder's records pertaining to the work/product for a period of three (3) years after final payment.
 - b. The cost of any audit conducted pursuant to this term will be paid by the City.
12. **Applicable Law:** All applicable laws and regulations of the State of Missouri and the City including the City Procurement Regulations and Procedures will apply to any resulting agreement, contract, or purchase order entered into under the terms of this IFB. Any involvement with the City Procurement shall be in accordance with the Procurement Regulations and Procedures.

13. **Right to Protest:** Appeals and remedies are provided for in the City Procurement Regulations.
- Protestors shall seek resolution of their complaints initially with the City Purchasing Agent.
 - Any protest shall state the basis upon which the solicitation or award is contested and shall be submitted within ten (10) calendar days after such aggrieved person knew or could have reasonably been expected to know of the facts giving rise thereto.
14. **Ethical Standards Applicable:** With respect to this IFB, if any Bidder violates or is a party to a violation of the general ethical standards of the City Procurement Code or the State of Missouri Statutes, such Bidder will be disqualified from furnishing the goods or services for which the Bid is submitted and shall be further disqualified from submitting any future Bids.
15. **Collusion Absolutely Prohibited:** All Bidders offering a submission in response to this IFB hereby expressly acknowledge and certify that they have not divulged, discussed, or compared their Bid to the Bids of any other Bidder(s), and further that they have not colluded or conspired with any other Bidder or parties to this IFB, to violate the terms and conditions governing submission of responses to this IFB whatsoever. All Bidders offering a submission in response to this IFB additionally promise that:
- Any prices and/or cost data submitted have been arrived at independently, without consultation, communication, or agreement for the purpose of restricting competition, as to any matter relating to such prices and/or cost data, with any other Bidder or with any competitor.
 - Any prices and/or cost data submitted have not knowingly been disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to the scheduled opening directly or indirectly to any other Bidder or to any competitor.
 - No attempt has been made or will be made by the Bidder to induce any other person or firm to submit or not to submit a Bid for the purpose of restricting competition.
 - The only person or persons interested in this Bid, principal or principals are named therein and that no person other than therein mentioned has any interest in this Bid or in any contract awarded under this IFB. No person or agency has been employed or retained to solicit or secure the contract awarded under this IFB upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee exempting bona fide employees or established commercial agencies maintained by the Purchaser for the purpose of doing business.
16. **Contract Forms:** Any agreement, contract, or purchase order resulting from the acceptance of a Bid shall be on forms either supplied by or approved by the City.
17. **Liability and Indemnity:**
- In no event shall the City be liable to the successful Bidder for special, indirect, liquidated, incidental, or consequential damages, except those caused by the City's gross negligence or willful or wanton misconduct arising out of or in any way connected with a breach of any agreement or contract under the terms of this IFB. The maximum liability of the City shall be limited to the amount of money to be paid or received by the City under any agreement or contract awarded under the terms of this IFB.
 - The successful Bidder shall defend, indemnify and save harmless the City, its elected or appointed officials, agents and employees from and against any and all liability, suits, damages, costs (including attorney fees), losses, outlays, expenses, and claims, caused or allegedly caused by, or arising out of or related in any way whatsoever to (1) any agreement or contract awarded under this IFB, or (2) the work performed pursuant to such contract or agreement or any subcontract thereunder (the successful Bidder expressly acknowledging and assuming full responsibility for its subcontractors), including, but not limited to, claims for personal injuries, death, property damage, or for any other alleged damages.
 - The successful Bidder shall indemnify and hold the City harmless from all wages or overtime compensation due any employees in rendering services pursuant to this agreement or any subcontract, including payment of reasonable attorneys' fees and costs in the defense of any claim made under the Fair Labor Standards Act, the Missouri Prevailing Wage Law or any other federal or state law.
18. **IFB Forms, Variances, and Alternates:** Bids must be submitted on the forms attached to this IFB as provided b

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

19. **Bid Form:** All blank spaces must be completed with the appropriate response.
 - a. Bidders must state the price, written in ink, for what is proposed to complete each item of the project.
 - b. Bidders must insert the words "no Bid" in the space provided for any item for which no Bid is made.
 - c. Bidders must submit an executed Bid form, affidavit of compliance with other requested documents.
20. **Modifications or Withdrawal of Bid:** A modification of a Bid already submitted will be considered only if the modification is received prior to the time announced for opening of Bids, and is made in writing; executed and submitted on the same form and manner as the original Bid. Modifications submitted by telephone, fax, or email will not be considered.
21. **No Bid:** If not submitting a Bid, respond by returning the "Statement of No Bid" no later than the stated Bid opening time and date, and explain the reason in the space provided.
22. **Errors in Bids:** Bidders are expected to fully inform themselves as to the conditions, requirements, and specifications before submitting Bids; failure to do so will be at the Bidder's own risk. Applicable law and regulations do not make allowance for errors either of omission or inclusion on the part of Bidders. In case an error regarding extension of prices in the Bid, the unit price shall govern.
23. **Prices:** Bids must include both unit price and extended total.
 - a. Price must be stated in units of quantity specified in the Bidding specifications. In case of discrepancy in computing the amount of the Bid, the unit price of the Bid will govern.
 - b. All prices shall be F.O.B. destination, freight prepaid (unless otherwise stated in special conditions). FOB, as used in this IFB, shall mean that the successful Bidder, at their own expense, shall transport the equipment and/or materials and bear the risk of loss from successful Bidder's location to a specified location in the City of Republic. City shall not take title to the materials or equipment until it is delivered and accepted by City at the address specified within the City of Republic.
 - c. Each item must be Bid separately and no attempt is to be made to tie any item or items in with any other item or items.
 - d. If a Bidder offers a discount on payment terms, the discount time will be computed from the date of satisfactory delivery at place of acceptance and receipt of correct invoice at the office specified.
 - e. Payment terms shall be Net 30 if not otherwise specified.
 - f. Pre-payment terms are not acceptable.
24. **Discounts:** Any and all discounts, except cash discounts for prompt payments, must be incorporated as a reduction in the Bid price and not shown separately. The price as shown on the Bid shall be the price used in the City's determination of award(s).
25. **Descriptive Information:** All equipment, materials, and articles incorporated in the product/work covered by this IFB are to be new and of suitable grade for the purpose intended.
 - a. Brand or trade names referenced in specifications are for comparison purposes only.
 - b. Bidders may submit Bids on items manufactured by an individual/entity other than the manufacturer specified so long as an "or equal" is expressly stated.
26. **Deviations to Specifications and Requirements:** When Bidding on an "or equal," Bids must be accompanied with all descriptive information necessary for an evaluation of the proposed material or equipment such as the detailed drawings and specifications, certified operation and test data, and experience records.
 - a. Failure of any Bidder to furnish the data necessary to determine whether the product is equivalent, may be cause for rejection of the specific item(s) to which it pertains.

- b. All deviations from the specifications must be noted in detail by the Bidder on the Affidavit of Compliance form, at the time of submittal of Bid.
 - c. The absence of listed deviations at the time of submittal of the Bid will hold the Bidder strictly accountable to the specifications as written.
 - d. Any deviation from the specifications as written and accepted by the City may be grounds for rejection of the material and/or equipment when delivered.
27. **Quality Guaranty:** If any product delivered does not meet applicable specifications or otherwise fails to compare with the quality represented by the Bidder, the Bidder shall retrieve the product from the City as its own expense. The Bidder shall refund to the City any money the City has remitted to the Bidder for same. In the event the successful Bidder fails or refuses to retrieve the product and refund to the City any money previously remitted to the Bidder for such product in accord with the terms of this paragraph, the Bidder shall be responsible for the City's attorney fees and other costs it incurs in enforcing its rights under this paragraph.
28. **Quality Terms:** The City reserves the right to reject any or all materials if, in its judgment, the item reflects unsatisfactory workmanship, manufacturing, or shipping damages.
29. **Tax-Exempt:** The City is exempt from sales taxes and Federal Excise Taxes: Missouri Tax ID Number 12492990.
30. **Bid Awards:** Awards will be made to the Bidder whose Bid (1) meets the specifications and all other requirements of the IFB and (2) is the lowest and best Bid, considering price, delivery, responsibility of the Bidder, and all other relevant factors.
- a. Unless otherwise stated in the IFB, cash discounts for prompt payment of invoices will not be considered in the evaluation of prices. However, such discounts are encouraged to motivate prompt payment.
 - b. As the best interest of the City may require, the right is reserved to make awards by item, group(s) of items, all or none or a combination thereof; and to reject any and all Bids or waive any minor or non-material irregularity or technicality in Bids received.
31. **Authorized Product Representation:** The successful Bidder(s) by virtue of submitting the name and specifications of a manufacturer's product will be required to furnish the named manufacturer's product. By virtue of submission of the stated documents, it will be presumed by the City that the Bidder(s) is legally authorized to submit and the successful Bidder(s) will be legally bound to perform according to the documents.
32. **Regulations:** It shall be the responsibility of each Bidder to assure compliance with OSHA, EPA, Federal, State of Missouri, and City rules, regulations, or other requirements, as each may apply.
- a. E-VERIFY COMPLIANCE REQUIREMENTS: All contractors or subcontractors to be utilized by Bidder on contracts exceeding five thousand dollars shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection with the contracted services and affirm that it does not knowingly employ any person who is an unauthorized alien in connection with the contracted services.
 - b. Bidders are herein informed that the work to be performed under this IFB is subject to the requirements of Section 292.675, RSMo., which requires all contractors or subcontractors perform work such to provide and require its on-site employees to complete a ten (10)hour course in construction safety and health approved by the Occupational Safety and Health Administration ("OSHA") or a similar program approved by the Missouri Department of Labor and Industrial Relations which is at least as stringent as an approved OSHA program. The training must be completed within sixty (60) days of the date work on the Project commences. On-site employees found on the worksite without documentation of the required training shall have twenty (20) days to produce such documentation.
 - c. Pursuant to Section 292.675 RSMo., the successful Bidder shall forfeit to the City as a penalty two thousand five hundred dollars (\$2,500.00), plus one hundred dollars (\$100.00) for each on-site employee employed by it, or any contractors or subcontractors hired by it, for each

calendar day, or portion thereof, Such on-site employee is employed without the construction safety training required in the above paragraph.

- d. Section 208.009 RSMo. shall apply to any contracts awarded under this Bid.
33. **Termination of Award:** Any failure of the Bidder to satisfy the requirements of the City shall be reason for termination of the award. Any Bid may be rejected in whole or in part for any reason by the City.
34. **Royalties and Patents:** The successful Bidder(s) shall pay all royalties and license fees for equipment or processes in conjunction with the equipment being furnished. Bidder shall defend all suits or claims for infringement of any patent right and shall hold the City harmless from loss on account or cost and attorney's fees incurred.
35. **Equal Employment Opportunity Clause:** The City of Republic, in accordance with the provision of Title VI of the Civil Rights Act of 1964 (78 Stat. 252) and the Regulations of the Department of Commerce (15 CFR, Part 8) issued pursuant to the aforementioned Civil Rights Act, hereby notifies all Bidders that the City takes all reasonably necessary steps to affirmatively ensure that all Bidders, including minority businesses, will be afforded full opportunity to submit Bids in response to this IFB and that no Bidder will be discriminated against on the grounds of race, color, or national origin in determining the successful Bidder for award.
36. **Insurance Requirements:** For the duration of any contract awarded under this IFB, (which, for projects including any labor, means until the work is completed and accepted by the City; and which, for projects involving supply of materials only, means until the materials are delivered and accepted by the City), the successful Bidder is required to maintain certain insurance to protect it and the City against risks of loss in connection with the Project, as defined more fully below. The Successful Bidder will be required to provide the City with proof of insurance that satisfies the requirements stated below, unless otherwise specified by the City. The insurance requirements below may be modified or waived by the City at the City's sole discretion.
- a. **Workers' Compensation:** The Successful Bidder shall maintain Employers Liability and Workers Compensation Insurance for all persons it will employ or retain to perform any work in connection with a contract awarded under this IFB, and in the event the Successful Bidder will sublet or subcontract any such work, the Successful Bidder shall require the subcontractor to provide similar Workers Compensation Insurance for the subcontractor's employees, unless such employees are covered by the Successful Bidder's coverage. Workers Compensation coverage shall meet the minimum requirements under Missouri law of \$500,000 each employee and \$500,000 each accident.
 - b. **Commercial General Liability:** The Successful Bidder shall maintain Commercial General Liability coverage for personal and advertising injury, bodily injury including accidental death, and broad-form property damage, which may arise from the performance of any contract awarded under this IFB, in an aggregate amount of not less than \$2,000,000 each occurrence and \$1,000,000 each person.
 - c. **Commercial Automobile Liability (*applies only to projects involving the Successful Bidder's operation of vehicles in performing the work awarded under this IFB*):** The Successful Bidder shall maintain Commercial Automobile Liability coverage of not less than \$2,000,000 each occurrence and \$1,000,000 each person for "any auto" on an occurrence basis.
37. **Performance Bond and Labor & Materials Payment Bond (*applies only to projects involving labor*):** Pursuant to Section 107.170, RSMo., if the total cost of the project is estimated to exceed \$50,000.00, the successful Bidder shall execute a Performance and Maintenance Bond and a Labor and Materials Payment Bond with surety, approved by the City and on forms approved by the City, each bond shall be

in the amount of the total project cost, conditioned upon the full and faithful performance of all m terms and conditions of the IFB and payment of all labor and material supplies.

Item 15.

38. **Liquidated Damages:** Time of completion of the Project by the Successful Bidder is of the essence. Should the Successful Bidder fail to complete the Project within the time specified in the governing contract/schedule, without express authorization by the City allowing for an extension of time to completion, the Successful Bidder shall be liable to the City in the amount of \$100 per day for each and every calendar day the Project remains uncompleted, as liquidated damages, and not as a penalty, it being stipulated and agreed that the actual damages to the City arising from the Successful Bidder's failure to timely complete the Project would be difficult, if not impossible, to reasonably ascertain. Assessment of liquidated damages will not relieve the Successful Bidder, or its surety/ies, of any responsibility or obligation under the Contract.
39. **Nonresident/Foreign Contractors:** To the extent the successful Bidder utilizes non-resident/foreign contractors to provide services or supplies in connection with this IFB, the successful Bidder shall procure and maintain:
- a. A certificate of authority to transact business in the State of Missouri from the Secretary of State, unless exempt pursuant to the provisions of Section 351.570, RSMo.
 - b. A certificate from the Missouri Director of Revenue evidencing compliance with the transient employer financial assurance law, unless exempt pursuant to the provisions of Section 285.230, RSMo.
40. **Bid Tabulation:** Bidders may request a copy of the Bid tabulation of the IFB.
41. **Budgetary Constraints:** The City reserves the right to reduce or increase the quantity, retract any item from the Bid, or upon notification, terminate entire agreement without any obligations or penalty based upon availability of funds.
42. **Additional Purchases by Other Public Agencies:** By submitting a Bid in response to this IFB, the Bidder authorizes other public agencies to "Piggy-Back" or purchase equipment and services being proposed in this IFB unless otherwise noted on the Affidavit of Compliance Form.
43. **Order of Precedence:** Any and all Special/General Conditions and Specifications attached hereto, which varies from the instruction to Bidders, shall take precedence.
44. **Affidavit for Service Contracts:** The successful Bidder represents, in accordance with Section 285.530.2, RSMo., that it has not employed, or subcontracted with, unauthorized aliens in connection with the scope of work to be done under this IFB and agrees to provide an affidavit to the City of Republic affirming that it has not, and will not at any point in time relating to this IFB, knowingly employ, or subcontract with, any person who is an unauthorized alien.
45. **Inspection and Acceptance:** No item(s) received by the City pursuant to any agreement or contract awarded under this IFB shall be deemed accepted by the City until the City has had reasonable opportunity to inspect the item(s).
- a. Any item(s) which are discovered to be defective, or which do not conform to any warranty of the successful Bidder and/or entity/individual who sold the item(s), upon inspection, may be returned by the City to the successful Bidder and/or entity/individual who sold the item(s) for full credit and reimbursement or replacement.
 - b. If, at a later time, any defect is discovered which was not ascertainable upon the initial inspection, the City may also return the defective item(s) to the successful Bidder and/or entity/individual who sold the item(s) for full credit and reimbursement or replacement.
 - c. The City's return of defective items shall not exclude any other legal, equitable or contractual remedies the City has under applicable Missouri or Republic law and/or any agreement or

46. **Davis-Bacon Act:** If the Instructions to Bidders have indicated that the Project is financed, in whole or in part, from Federal funds, then all work performed pursuant to any contract awarded under this IFB shall be subject to all applicable federal statutes, rules and regulations, including provisions of the Davis-Bacon Act, 40 U.S.C. §3141 et seq., and the "Federal Labor Standards Provisions," incorporated into this any agreement or contract awarded under this IFB.. Where the Missouri Prevailing Wage Law and the Davis-Bacon Act require payment of different wages for work performed pursuant to any contract awarded under this IFB, all contractors, subcontractors and other individuals/entities hired by the successful Bidder to perform work under this IFB shall pay the greater of the wages required under either law.
47. **Jurisdiction and Venue:** This IFB and any executed agreement required pursuant to the terms of this IFB, shall be taken and deemed to have been fully executed and made by the parties herein and governed by the laws of the State of Missouri for all purposes and intents. Venue under this Agreement or any disputes that come from it shall be in the Circuit Court of Greene County, Missouri. **THE PARTIES HEREBY WAIVE THEIR RIGHT TO A JURY TRIAL UNDER ANY APPLICABLE STATUTE, COMMON LAW OR FEDERAL OR STATE CONSTITUTION.**
48. **Conflict of Interest:** By participating in this IFB and/or accepting an agreement pursuant to the IFB's terms, the successful Bidder certifies that no salaried officer or employee of the City, and no member of the City Council or Mayor of the City of Republic, has a financial interest, direct or indirect, in this Agreement. Any federal regulations and applicable provisions in Section 105.450 et seq., RSMo. shall not be violated.
49. **Sovereign Immunity:** In no event shall any language or requirement in this IFB or any Agreement that comes from this IFB be construed as or constitute a waiver or limitation of City's defenses with regard to sovereign immunity, governmental immunity, or official immunity under federal or state constitutions, states, and/or laws.
50. **Terms:** The City of Republic reserves the right to reject any and all proposals received from this Bid. It further has the right to negotiate with any qualified source, or to cancel in part or in its entirety this Bid. The City also reserves the right to modify, suspend, or terminate at its sole discretion any and all aspects of this bud process, to obtain further information from any and all respondents, and to waive any defects as to form or content of the Bid or any submissions by any firm. This bud does not commit the City to award a contract, to defray any costs incurred in the preparation of a response to this request, or to procure or contract for services. All submissions become the property of the City as public record. All submissions may be subject to public review upon request.

AIA Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)

Hogan's, Inc.
2787 Carter Rt. M
VanBuren, MO 63965

SURETY:

(Name, legal status and principal place of business)

Old Republic Surety Company
P.O. BOX 1635
Milwaukee, WI 53201 1635

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

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

OWNER:

(Name, legal status and address)

City of Republic
213 N. Main Avenue
Republic, MO 65738

BOND AMOUNT: Ten Percent of Total Amount Bid (10%)

PROJECT:

(Name, location or address, and Project number, if any)

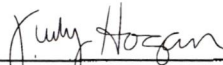
Ground Storage Water Tank Painting

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract 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. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 22nd day of August 2024


(Witness)

Hogan's, Inc.

(Principal)

Heath Hogan

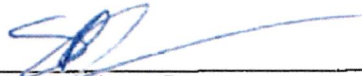
(Title)

Old Republic Surety Company

(Surety)


(Title) Vickie Nickel, Attorney-in-Fact




(Witness) Shawn Byrne

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original copy changes will not be obscured.

Int.

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061110



OLD REPUBLIC SURETY COMPANY

Item 15.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint: **VICKIE NICKEL, DAVID PARKHURST, SAMUEL T. BOWLBY, SHAWN BYRNE, REBECCA A. LILLEY, KERRY A. SHERROD** of OVERLAND PARK, CO

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 2nd day of December, 2022.

OLD REPUBLIC SURETY COMPANY

Karen J. Haffner
Assistant Secretary



Alan Pavlic
President

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA - SS

On this 2nd day of December, 2022, personally came before me, Alan Pavlic and Karen J Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson
Notary Public

Notary Public

My Commission Expires: September 28, 2026

(Expiration of notary's commission does not invalidate this instrument)

CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

40-1743



Signed and sealed at the City of Brookfield, WI this 22nd day of August, 2024.

Karen J. Haffner
Assistant Secretary

Assistant Secretary

ORSC 22262 (3-06)

CORNERSTONE KANSAS CITY, LLC.



City of Republic - Invitation for Bid

Ground Storage Water Tank Painting 2024

SEALED BIDS MUST BE PHYSICALLY RECEIVED AT REPUBLIC BUILDS, 4221 S. Wilson's Creek Blvd. PRIOR TO 3:00 P.M. on Thursday August 22nd. Bids will be opened by the City at Republic BUILDS at said time and place.

BIDS SHOULD BE ADDRESSED AS FOLLOWS:

City of Republic
c/o City Clerk, Laura Burbridge
4221 S. Wilson's Creek Blvd.
Republic, MO 65738

Bids must be submitted on the forms provided and must be manually signed by the individual authorized to legally bind the Bidder. Bidders can add their own sheets for clarification of pricing on certain products if they choose.

- Bids shall be submitted with the **Invitation for Bid ("IFB") project name or item clearly indicated on the outside of the mailing envelope.**
- Bids received after the opening date and time **will be rejected.**
- The attached Terms and Conditions shall become part of and are herein expressly incorporated into any contract, agreement or award resulting from this Invitation for Bid.
- **FAXED/EMAILED BIDS WILL NOT BE ACCEPTED.**
- Projects exceeding \$75,000 in total cost shall be paid at prevailing wage.
- You are invited to submit your Bid to furnish the materials and/or services described herein. Please submit your prices/fees net of all discounts. Bidders do not necessarily need to bid all requested categories, but it is encouraged.
- Bids will be taken to City Council for approval on **August 27, 2024.** Notice to proceed shall follow no later than September 1, 2024. following approval granted by City Council.

DESCRIPTION:

Ground Storage Tank – located at 333 S Cottonwood Ave. Republic MO, 65738

Bid: Cleaning, spot repair, and overcoat painting at the Ground Storage Tank. Exterior primer Tnemec series 94H2o, Intermediate coat tnemec series 1094, Finish coat tnemec series 700, or approved equal. Provide DNR report on tank condition. Application of 18-22ft Logo as shown on next page, one side.

Work to be completed by December 20, 2024.

SCHEDULE:

City intends to take the winning bid to City Council for Approval August 27, 2024 for approval, with Notice to Proceed to follow no later than September 1, 2024. Completion of all bids awarded shall be on or before December 20, 2024.



Agency Name City of Republic
Bid Number IFB-012-0-2024/LB
Bid Name Ground Storage Water Tank Painting
Bid Due Date 08/22/2024 15:00:00 Central

Company	Bid Amount
Hogan's Inc.	\$84,249.00
Thomas Industrial Coatings	\$84,460.00
Viking Industrial Painting	\$87,830.00
Markleys Precision Company	\$97,500.00
Razorback Infrastructure LLC	\$116,000.00
TMI Coatings, Inc.	\$171,300.00

AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-35 A Resolution of the City Council Authorizing the City Administrator to Take the Necessary Steps for Preparation of a Petition to Form a Community Improvement District (CID) in the City and for Negotiation of a Developer's Agreement to Govern the CID.

Submitted By: David Cameron, City Administrator

Date: August 27, 2024

Issue Statement

The City is requesting approval authorizing the City Administrator to take the necessary steps for preparation and submission of a petition to form a Community Improvement District (CID) extending Republic Commons Drive to North Oakwood Avenue, and for negotiation of a Developer's Agreement that would govern the future CID, for the purpose of promoting investment in the City and development of adjacent property.

Discussion and/or Analysis

Staff is requesting authorization for the City Administrator to take the necessary steps, including retention of outside counsel as needed, to prepare and submit a Petition for the formation of a Community Improvement District (CID) that would extend Republic Commons Drive from the existing terminus near Panda Express, north and east to North Oakwood Avenue, and for the negotiation of a Developer's Agreement that would govern the CID. The CID is intended to promote future retail development within the area and encourage investment in the City. The proposed Developer's Agreement will include all terms governing the CID, including the construction of associated infrastructure necessary.

Resolution approval and subsequent successful negotiations for the terms of the Developer's Agreement will require final approval of the Developer's Agreement and CID by City Council.

Recommended Action

Staff recommends approval.

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY ADMINISTRATOR TO TAKE THE NECESSARY STEPS FOR PREPARATION OF A PETITION TO FORM A COMMUNITY IMPROVEMENT DISTRICT (CID) IN THE CITY AND FOR NEGOTIATION OF A DEVELOPER'S AGREEMENT TO GOVERN THE CID

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

WHEREAS, City staff wish to pursue the formation of a Community Improvement District ("CID") within the City, which would extend Republic Commons Drive from the existing terminus currently located near the Panda Express business to the north and the east, connecting to North Oakwood Avenue; and

WHEREAS, City staff desire to proceed with the necessary steps for preparation and submission of the petition ("Petition") to form the CID, pursuant to the provisions of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"); and

WHEREAS, in connection with preparation and submission of the Petition, staff desire to negotiate a preliminary Developer's Agreement that would govern the terms of construction and installation of future retail development in the CID, as well as the construction of associated infrastructure therein; and

WHEREAS, City staff now seek approval from the Council to proceed with preparing and submitting the Petition to form the CID, and negotiating the preliminary Developer's Agreement for the CID, which will include the aforementioned provisions, along with all other necessary and appropriate terms; and

WHEREAS, the Council finds it in the best interest of the City to authorize the City Administrator to proceed with preparation and submission of the Petition, and to negotiate the terms of the Developer's Agreement that would govern the CID, as such steps will help to promote investment in the City and encourage growth and development within the City, ultimately benefiting the City's residents and guests alike.

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

Section 1. The City Administrator, and his designee(s), on behalf of the City, is hereby authorized to take the necessary, appropriate steps to proceed with preparation and submission of a petition to form a Community Improvement District consistent with the provisions of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended. This Resolution does not constitute the Council's approval of the Petition, which shall be separate and distinct from this Resolution, by Ordinance, duly adopted by this Council.

Section 2. The City Administrator, and his designee(s), on behalf of the City, is hereby authorized to negotiate the terms of a Developer's Agreement that would govern the Community Improvement District, if approved by this Council. This Resolution does not constitute the Council's approval of the Developer's Agreement, which shall be separate and distinct from this Resolution, by Ordinance, duly adopted by this Council.

Section 3. The City Administrator, and his designee(s), on behalf of the City, is authorized to take other reasonable, necessary steps to implement this Resolution.

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

Section 5. 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 _____ day of _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-36 A Resolution of the City Council Making Available the Statement of Costs for a Possible Change in Retirement Benefits for City Employees Under the Missouri Local Government Employees Retirement System.

Submitted By: Bob Ford, Finance Director & Lisa Addington, Chief of Staff

Date: August 27, 2024

Issue Statement

Authorizing the City Administrator to take the necessary actions, including making the supplemental actuarial valuation made available for public inspection for at least forty-five (45) calendar days before City Council may elect to adopt any change in benefits, in accordance with Section 105.675 RSMo., to be taken in preparation for a possible upgrade in the City's LAGERS Defined Benefit Pension Plan from L-3 to L-6.

Discussion and/or Analysis

As discussed in the Project Methuselah update at the recent Council Workshop, the City of Republic currently has two components within its Retirement Program:

1. LAGERS L3 Defined Benefit Pension Plan. The City makes 100% of the required contributions to this defined benefit plan. The employee's benefit amount can be calculated by:
 - a. Years of service multiplied by
 - b. Highest three years of base salary multiplied by
 - c. 1.25% multiplier.
2. 457 Deferred Compensation Plan.
 - a. City contributes 9% of the eligible employee's compensation to the 457 Deferred Compensation Plan.
 - b. The employee may also contribute up to IRS limits but is not required to do so to receive the City contribution.

The City is proposing to enhance its Retirement Program by adjusting as follows:

1. Upgrade LAGERS Defined Benefit Pension Plan from L-3 to L-6, which changes the multiplier to 2.0% (all other variables remain the same as the L-3 Plan).
2. Modify the 457 Deferred Compensation Plan City as follows:
 - a. City will match dollar for dollar up to 4% of compensation deferred by the employee.
 - b. Requires "skin in the game" from the employee to receive the match.

Why Change?

1. Helps with recruitment and retention - makes the City more competitive in attracting and retaining talent.
2. Rounds out the City of Republic's Compensation & Benefit package.
 - a. Republic is the only City in the greater Springfield metro area that still has an L-3 Plan.
 - b. All others have transitioned to better plans; and in most cases, to L-6 Plans.
 - c. Rewards those employees who plan to stay and build their career with the City. Turnover is costly.
3. Puts the City's larger contribution component into the less risky defined benefit plan.

Next Steps?

1. Make cost information available for inspection by the public for no less than forty-five (45) days.
2. City Council can then take action regarding any possible change in benefits to the Defined Benefit Plan at the October 15th Council Meeting.
3. Include cost implications of the change in the 2025 BUDGET. Budget workshop is currently scheduled for October 29th and the Ordinance is currently scheduled for approval on November 5, 2024.

Retirement Plan Changes
Cost Impacts (based on projected 2025 staffing levels)

	Current Retirement	Proposed Retirement	Increase (Decrease)
<u>LAGERS</u>	<u>L-3</u>	<u>L-6</u>	
General	\$774,488	\$1,316,000	\$541,512
Police	\$266,056	\$459,897	\$193,841
Fire	\$201,599	\$371,449	\$169,851
	\$1,242,143	\$2,147,347	\$905,204
<u>457 Savings Plan</u>	<u>9%</u>	<u>4%</u>	
General	\$566,699	\$251,866	(\$314,833)
Police	\$171,036	\$76,016	(\$95,020)
Fire	\$142,865	\$63,496	(\$79,369)
	\$880,600	\$391,378	(\$489,222)
Total Retirement Costs	\$2,122,743	\$2,538,725	\$415,982

Recommended Action

Staff recommends approval of making available the cost information for inspection by the public for at least forty-five days as the next step towards adopting the change to L-6 from L-3.

A RESOLUTION OF THE CITY COUNCIL MAKING AVAILABLE THE STATEMENT OF COSTS FOR A POSSIBLE CHANGE IN RETIREMENT BENEFITS FOR CITY EMPLOYEES UNDER THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM

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

WHEREAS, the City is currently a member of the Missouri Local Government Employees Retirement System (LAGERS), and its employees have retirement benefits under LAGERS accordingly; and

WHEREAS, the City has prepared cost information for a possible change in the retirement benefits currently afforded to its employees under LAGERS, which, if approved by the Council, would implement a transition from the L-3 plan to the L-6 plan; and

WHEREAS, pursuant to Section 105.675 of the Revised Statutes of Missouri, the above-referenced cost information will be available for public inspection at the City Clerk’s Office, located at 4221 South Wilson’s Creek Boulevard in Republic, Missouri, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, exclusive of City holidays and other approved closures; and

WHEREAS, the information will remain available for at least forty-five (45) calendar days after approval of this Resolution.

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

- Section 1.** The cost information attached hereto and labeled “Exhibit 1” shall be made available for inspection by the public for no less than forty-five (45) days after the adoption of this Resolution, in accordance with the provisions of Section 105.675 of the Revised Statutes of Missouri.
- Section 2.** The City Clerk is hereby directed to maintain the cost information for public inspection at the City Clerk’s Office, located at 4221 South Wilson’s Creek Boulevard in Republic, Missouri, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, exclusive of City holidays and other approved closures.
- Section 3.** The whereas clauses are specifically incorporated herein by reference.
- Section 4.** This Resolution shall take effect after passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2024.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:



The City of Republic

Supplemental Actuarial Valuation of Alternate
LAGERS Benefits
February 29, 2024



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July 25, 2024

The City of Republic
Republic, Missouri

Ladies and Gentlemen:

Submitted in this report are the results of an actuarial valuation prepared to determine the employer contribution rates required to support, for your employees, certain benefits provided by the Missouri Local Government Employees Retirement System (LAGERS). This report contains the information needed to comply with Missouri state disclosure requirements regarding changes in LAGERS benefits by a political subdivision (Sections 105.660 - 105.685 RSMo).

The contribution requirement for benefits likely to accrue as a result of the future service of your employees is described in this report as the normal cost rate plus the casualty rate. This contribution rate, expressed as a percent of active employee payroll, will depend on the benefit plan adopted.

The contribution requirement to pay for benefits likely to result from service rendered by your employees prior to the valuation date, the liability for which is not covered by present employer account balances, is described in this report as the prior service cost rate. The prior service cost rate is the rate of contribution designed to pay for any unfunded actuarial accrued liability.

Section 70.730 of the Revised Statutes of Missouri requires participating employers to contribute the normal cost rate, casualty rate, and prior service cost rate for the benefit plan in effect. These contributions are mandatory.

The actuarial assumptions and methods used to determine the stated costs are described in Appendix I of this report. In our opinion, they do produce results which, in the aggregate, are reasonable. Additional miscellaneous and technical assumptions as well as disclosures required by the actuarial standards of practice may be found in the LAGERS Compiled Annual Actuarial Valuation report as of February 29, 2024. Annual actuarial valuation results for the political subdivision and information pertaining to those results may be found in the political subdivision's annual actuarial valuation report as of February 29, 2024.

This report was prepared using our proprietary valuation model and related software which, in our professional judgment, has the capability to provide results that are consistent with the purposes of the valuation and has no material limitations or known weaknesses. We performed tests to ensure that the model reasonably represents that which is intended to be modeled.

The computed contribution rates will permit the System to continue to operate in accordance with the actuarial principles of level cost financing and the state law which governs LAGERS. Summary provisions of the law as well as benefit illustrations can be found in Appendices II and III.

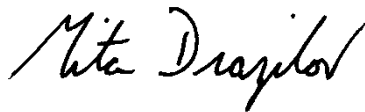
The City of Republic
July 25, 2024
Page 2

In accordance with 105.675 RSMo, note that this entire report must be available as public information for at least 45 calendar days prior to the date final official action is taken by your governing body to adopt an alternate benefit plan. You may wish to make notice of this report in the official minutes of the next meeting of your governing body. This action would not be binding on your subdivision, yet would establish the beginning date of the 45 day waiting period. The statement of cost must also be provided to the Joint Committee on Public Employee Retirement. The statement can be mailed to the State Capitol, Room 219-A, Jefferson City, MO 65101 or e-mailed to JCPER@senate.mo.gov.

The valuation was based on the same data as was used in your February 29, 2024 annual actuarial valuation. If you have any questions concerning this report or LAGERS in general, please contact the LAGERS office in Jefferson City.

Mita D. Drazilov is a Member of the American Academy of Actuaries and meets the Qualification Standards of the American Academy of Actuaries to render the actuarial opinions contained herein.

Respectfully submitted,
Gabriel, Roeder, Smith & Company



Mita D. Drazilov, ASA, FCA, MAAA



The law governing LAGERS provides for a member contribution rate of 0%, 2%, 4% or 6%, with benefits based on either a 5 year or 3 year Final Average Salary (FAS).

Member Contribution Rate - 0% Plan. Under the 0% plan, there is no individual employee contribution to the plan, no individual account maintained for each employee, and no refund paid to employees who terminate before being eligible for a benefit.

Member Contribution Rate - 2%, 4% or 6% Plan. Under any plan other than 0%, each covered member contributes a percentage of compensation to LAGERS. If an employee terminates before being eligible for an immediate benefit, the member's contributions, plus any interest credited to the member's individual account, are refunded upon request.

The law further provides for nine different benefit programs (benefit formula factors) and allows an employer to elect "rule of 80" eligibility for benefits. Under the rule of 80, employees are eligible for unreduced benefits at the earlier of (i) attainment of their minimum service retirement age or (ii) such time as their years of age plus years of LAGERS credited service equals 80.

In total this allows for 144 different combinations of benefit plans, giving employers considerable latitude in designing the retirement program that best suits their particular situation.

The applicable combinations of these items may be changed from time to time, however, there are limitations on the frequency of changes. A more detailed description of plan provisions may be found in Appendix II of this report.

The City of Republic

Computed Employer Contribution Rates - General Employees

As of February 29, 2024

Benefit Plan Information

<u>Benefit Plans</u>	<u>Present Plan</u>	<u>Alternate Plan</u>
# Benefit Program:	L-3	L-6
Final Average Salary:	3 years	3 years
Member Contribution Rate:	0%	0%
Retirement Eligibility:	Regular	Regular

Actuarial Information

Employer Contribution Rates (as a percent of payroll)

	<u>Present Plan</u>	<u>Alternate Plan</u>
Normal Cost Rate	7.6%	11.9%
Casualty Rate	0.3	0.5
Prior Service Cost Rate ¹	<u>4.1</u>	<u>8.5</u>
Total Employer Contribution Rate	12.0%	20.9%
Increase in Employer Contribution Rate for Alternate Plan as a percent of payroll		8.9%
Increase in Actuarial Accrued Liability ¹		\$3,467,155

Employer contribution rates shown above are for the fiscal year beginning in 2025. If the alternate plan is adopted prior to the fiscal year beginning in 2025, 8.9% would be added to the employer contribution rate currently in effect.

Change in provisions from present plan.

¹ The increase in the actuarial accrued liability due to adoption of the alternate plan was amortized over a 20 year period to compute the increase in the Prior Service Cost Rate.

If you have any questions, please call the LAGERS office at 1-800-447-4334.



The City of Republic

Projected Estimated Employer Contribution Rates - General Employees

As of February 29, 2024

Valuation Date Feb. 28/29	Estimated Projected Payroll	Present Plan			Alternate Plan			Change Due to Proposed Provisions		
		Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference
		As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA
2024	\$5,882,993	12.0%	\$705,959	\$2,603,325	20.9%	\$1,229,546	\$6,070,480	8.9%	\$523,587	\$3,467,155
2025	6,044,775	12.0	725,373	2,534,717	20.9	1,263,358	5,979,265	8.9	537,985	3,444,548
2026	6,211,006	12.0	745,321	2,454,409	20.9	1,298,100	5,867,472	8.9	552,779	3,413,063
2027	6,381,809	12.0	765,817	2,361,394	20.9	1,333,798	5,733,272	8.9	567,981	3,371,878
2028	6,557,309	12.0	786,877	2,254,585	20.9	1,370,478	5,574,691	8.9	583,601	3,320,106
2029	6,737,635	12.0	808,516	2,132,814	20.9	1,408,166	5,389,610	8.9	599,650	3,256,796
2030	6,922,920	12.2	844,596	1,994,831	21.1	1,460,736	5,175,753	8.9	616,140	3,180,922
2031	7,113,300	11.8	839,369	1,824,306	20.7	1,472,453	4,915,687	8.9	633,084	3,091,381
2032	7,308,916	11.6	847,834	1,666,561	20.5	1,498,328	4,653,548	8.9	650,494	2,986,987
2033	7,509,911	11.5	863,640	1,501,991	20.4	1,532,022	4,368,454	8.9	668,382	2,866,463

AAL = Actuarial Accrued Liability
 AVA = Actuarial Value of Assets

Notes regarding the above projections:

- 1) The purpose of the above projections is to comply with the requirements of Section 105.665 of the Revised Statutes of Missouri (RSMo). The projection results may not be applicable for other purposes.
- 2) For purposes of the above projections, it was assumed that all actuarial assumptions would be realized. In particular, it was assumed that the actuarial value of assets would earn 7.00% in each year.
- 3) Estimated projected payroll is based upon the valuation payroll, increased each future year by 2.75%.
- 4) Due to the estimated nature of the above projections, certain but not all aspects of the Missouri LAGERS funding policy have been incorporated in the above projections.
- 5) Differences between fiscal end dates of the employer and the actuarial valuation date of February 29th have not been incorporated in the above results.
- 6) The actual employer contribution rates for future valuation dates will be based upon actual data as of the future valuation date.

Other disclosures required by Section 105.665 of the Revised Statutes of Missouri (RSMo):

- 1) As of February 29, 2024, the actuarial value of assets is \$4,281,416; the estimated market value of assets is \$4,213,163; the actuarial accrued liability is \$6,884,741; and the funded ratio is 62.2%. These results are based on the assets and liabilities associated with the Employer Accumulation Fund and the Member Deposit Fund for this division.
- 2) Under Section 70.730 of the Revised Statutes of Missouri, the computed employer contribution rate shall not exceed the contribution rate for the immediately preceding fiscal year by more than one percent (not including the effects of any benefit changes). As of February 29, 2024, there is no difference between the capped and uncapped employer contribution rate.



The City of Republic

Computed Employer Contribution Rates - Police Employees

As of February 29, 2024

Benefit Plan Information		
<u>Benefit Plans</u>	<u>Present Plan</u>	<u>Alternate Plan</u>
# Benefit Program:	L-3	L-6
Final Average Salary:	3 years	3 years
Member Contribution Rate:	0%	0%
Retirement Eligibility:	Regular	Regular
Actuarial Information		
Employer Contribution Rates (as a percent of payroll)		
	<u>Present Plan</u>	<u>Alternate Plan</u>
Normal Cost Rate	8.2%	12.9%
Casualty Rate	0.5	0.8
Prior Service Cost Rate ¹	<u>5.4</u>	<u>10.5</u>
Total Employer Contribution Rate	14.1%	24.2%
Increase in Employer Contribution Rate for Alternate Plan as a percent of payroll		10.1%
Increase in Actuarial Accrued Liability ¹		\$1,069,746

Employer contribution rates shown above are for the fiscal year beginning in 2025. If the alternate plan is adopted prior to the fiscal year beginning in 2025, 10.1% would be added to the employer contribution rate currently in effect.

Change in provisions from present plan.

¹ The increase in the actuarial accrued liability due to adoption of the alternate plan was amortized over a 20 year period to compute the increase in the Prior Service Cost Rate.

If you have any questions, please call the LAGERS office at 1-800-447-4334.



The City of Republic

Projected Estimated Employer Contribution Rates - Police Employees

As of February 29, 2024

Valuation Date Feb. 28/29	Estimated Projected Payroll	Present Plan			Alternate Plan			Change Due to Proposed Provisions		
		Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference
		As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA
2024	\$1,545,384	14.1%	\$217,899	\$839,149	24.2%	\$373,983	\$1,908,895	10.1%	\$156,084	\$1,069,746
2025	1,587,882	14.1	223,891	811,058	24.2	384,267	1,873,829	10.1	160,376	1,062,771
2026	1,631,549	14.1	230,048	778,613	24.2	394,835	1,831,670	10.1	164,787	1,053,057
2027	1,676,417	14.1	236,375	741,442	24.2	405,693	1,781,791	10.1	169,318	1,040,349
2028	1,722,518	14.1	242,875	699,151	24.2	416,849	1,723,527	10.1	173,974	1,024,376
2029	1,769,887	14.1	249,554	651,306	24.2	428,313	1,656,148	10.1	178,759	1,004,842
2030	1,818,559	13.3	241,868	597,454	23.4	425,543	1,578,887	10.1	183,675	981,433
2031	1,868,569	13.2	246,651	552,342	23.3	435,377	1,506,148	10.1	188,726	953,806
2032	1,919,955	13.2	253,434	503,251	23.3	447,350	1,424,847	10.1	193,916	921,596
2033	1,972,754	13.1	258,431	448,497	23.2	457,679	1,332,907	10.1	199,248	884,410

AAL = Actuarial Accrued Liability
 AVA = Actuarial Value of Assets

Notes regarding the above projections:

- 1) The purpose of the above projections is to comply with the requirements of Section 105.665 of the Revised Statutes of Missouri (RSMo). The projection results may not be applicable for other purposes.
- 2) For purposes of the above projections, it was assumed that all actuarial assumptions would be realized. In particular, it was assumed that the actuarial value of assets would earn 7.00% in each year.
- 3) Estimated projected payroll is based upon the valuation payroll, increased each future year by 2.75%.
- 4) Due to the estimated nature of the above projections, certain but not all aspects of the Missouri LAGERS funding policy have been incorporated in the above projections.
- 5) Differences between fiscal end dates of the employer and the actuarial valuation date of February 29th have not been incorporated in the above results.
- 6) The actual employer contribution rates for future valuation dates will be based upon actual data as of the future valuation date.

Other disclosures required by Section 105.665 of the Revised Statutes of Missouri (RSMo):

- 1) As of February 29, 2024, the actuarial value of assets is \$1,423,843; the estimated market value of assets is \$1,401,144; the actuarial accrued liability is \$2,262,992; and the funded ratio is 62.9%. These results are based on the assets and liabilities associated with the Employer Accumulation Fund and the Member Deposit Fund for this division.
- 2) Under Section 70.730 of the Revised Statutes of Missouri, the computed employer contribution rate shall not exceed the contribution rate for the immediately preceding fiscal year by more than one percent (not including the effects of any benefit changes). As of February 29, 2024, there is no difference between the capped and uncapped employer contribution rate.



The City of Republic

Computed Employer Contribution Rates - Fire Employees

As of February 29, 2024

Benefit Plan Information		
<u>Benefit Plans</u>	<u>Present Plan</u>	<u>Alternate Plan</u>
# Benefit Program:	L-3	L-6
Final Average Salary:	3 years	3 years
Member Contribution Rate:	0%	0%
Retirement Eligibility:	Regular	Regular
Actuarial Information		
Employer Contribution Rates (as a percent of payroll)		
	<u>Present Plan</u>	<u>Alternate Plan</u>
Normal Cost Rate	9.8%	15.3%
Casualty Rate	0.7	1.0
Prior Service Cost Rate ¹	<u>2.3</u>	<u>7.1</u>
Total Employer Contribution Rate	12.8%	23.4%
Increase in Employer Contribution Rate for Alternate Plan as a percent of payroll		10.6%
Increase in Actuarial Accrued Liability ¹		\$974,130

Employer contribution rates shown above are for the fiscal year beginning in 2025. If the alternate plan is adopted prior to the fiscal year beginning in 2025, 10.6% would be added to the employer contribution rate currently in effect.

Change in provisions from present plan.

¹ The increase in the actuarial accrued liability due to adoption of the alternate plan was amortized over a 20 year period to compute the increase in the Prior Service Cost Rate.

If you have any questions, please call the LAGERS office at 1-800-447-4334.



The City of Republic

Projected Estimated Employer Contribution Rates - Fire Employees

As of February 29, 2024

Valuation Date Feb. 28/29	Estimated Projected Payroll	Present Plan			Alternate Plan			Change Due to Proposed Provisions		
		Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference	Estimated Employer Contribution		Estimated Difference
		As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA	As a % of Payroll	Annual Dollars	Between AAL and AVA
2024	\$1,498,117	12.8%	\$191,759	\$464,708	23.4%	\$350,559	\$1,438,838	10.6%	\$158,800	\$974,130
2025	1,539,315	12.8	197,032	461,640	23.4	360,200	1,429,418	10.6	163,168	967,778
2026	1,581,646	12.8	202,451	457,381	23.4	370,105	1,416,313	10.6	167,654	958,932
2027	1,625,141	12.8	208,018	451,817	23.4	380,283	1,399,178	10.6	172,265	947,361
2028	1,669,832	12.8	213,738	444,831	23.4	390,741	1,377,646	10.6	177,003	932,815
2029	1,715,752	12.8	219,616	436,293	23.4	401,486	1,351,321	10.6	181,870	915,028
2030	1,762,935	13.2	232,707	426,066	23.8	419,579	1,319,776	10.6	186,872	893,710
2031	1,811,416	13.3	240,918	407,436	23.9	432,928	1,275,989	10.6	192,010	868,553
2032	1,861,230	13.3	247,544	384,030	23.9	444,834	1,223,252	10.6	197,290	839,222
2033	1,912,414	13.4	256,263	356,683	24.0	458,979	1,162,043	10.6	202,716	805,360

AAL = Actuarial Accrued Liability
 AVA = Actuarial Value of Assets

Notes regarding the above projections:

- 1) The purpose of the above projections is to comply with the requirements of Section 105.665 of the Revised Statutes of Missouri (RSMo). The projection results may not be applicable for other purposes.
- 2) For purposes of the above projections, it was assumed that all actuarial assumptions would be realized. In particular, it was assumed that the actuarial value of assets would earn 7.00% in each year.
- 3) Estimated projected payroll is based upon the valuation payroll, increased each future year by 2.75%.
- 4) Due to the estimated nature of the above projections, certain but not all aspects of the Missouri LAGERS funding policy have been incorporated in the above projections.
- 5) Differences between fiscal end dates of the employer and the actuarial valuation date of February 29th have not been incorporated in the above results.
- 6) The actual employer contribution rates for future valuation dates will be based upon actual data as of the future valuation date.

Other disclosures required by Section 105.665 of the Revised Statutes of Missouri (RSMo):

- 1) As of February 29, 2024, the actuarial value of assets is \$1,539,078; the estimated market value of assets is \$1,514,542; the actuarial accrued liability is \$2,003,786; and the funded ratio is 76.8%. These results are based on the assets and liabilities associated with the Employer Accumulation Fund and the Member Deposit Fund for this division.
- 2) Under Section 70.730 of the Revised Statutes of Missouri, the computed employer contribution rate shall not exceed the contribution rate for the immediately preceding fiscal year by more than one percent (not including the effects of any benefit changes). As of February 29, 2024, there is no difference between the capped and uncapped employer contribution rate.



APPENDIX I

SUMMARY OF FINANCIAL ASSUMPTIONS

Assumptions Adopted by Board of Trustees after Consulting with Actuary

1. The investment return rate used in making the valuations was 7.00% per year, net of investment expenses, compounded annually. This rate of return is not the assumed real rate of return. The real rate of return is the rate of investment return in excess of the inflation rate. The price inflation rate used in making the valuations was 2.25% and the wage inflation rate used in making the valuations was 2.75%. The 7.00% investment return rate translates to an assumed real rate of return over price inflation of 4.75% and over wage inflation of 4.25%. Adopted 2021.
2. The healthy retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubG-2010 Retiree Mortality Table for males and females. The disabled retiree mortality tables, for post-retirement mortality, used in evaluating allowances to be paid were 115% of the PubNS-2010 Disabled Retiree Mortality Table for males and females. The pre-retirement mortality tables used were 75% of the PubG-2010 Employee Mortality Table for males and females of General groups and 75% of the PubS-2010 Employee Mortality Table for males and females of Police, Fire and Public Safety groups. Mortality rates for a particular calendar year are determined by applying the MP-2020 mortality improvement scale to the above described tables. Adopted 2021.
3. The probabilities of withdrawal and disability from service, together with individual pay increase assumptions, are shown in Schedule 1. Adopted 2021.
4. The probabilities of retirement with an age and service allowance are shown in Schedule 2. Adopted 2021.
5. Post-retirement cost of living allowances are assumed to be 2.00% per year. Adopted 2021.
6. Total active member payroll is assumed to increase 2.75% a year, which is the portion of the individual pay increase assumptions attributable to wage inflation. In effect, this assumes no change in the number of active members per employer. Adopted 2021.
7. An individual entry-age actuarial cost method of valuation was used in determining age and service allowance actuarial liabilities and normal cost. Adopted 1986.
8. The data about persons now covered was furnished by the political subdivision. Although examined for general reasonableness, the data was not audited by us.

**Separations From Active Employment (Not Including Death-in-Service)
Before Age & Service Retirement and Individual Pay Increase Assumptions**

		Percent of Active Members Separating Within Next Year							
Sample Ages	Years of Service	General/Public Safety Members				Police		Fire	
		Men		Women		Disability	Withdrawal	Disability	Withdrawal
		Disability	Withdrawal	Disability	Withdrawal	Disability	Withdrawal	Disability	Withdrawal
All	0		20.00%		23.00%		18.00%		12.00%
	1		18.00		21.00		17.00		10.00
	2		16.00		18.00		16.00		8.00
	3		13.00		15.00		14.00		8.00
	4		12.00		13.00		13.00		7.00
25	5 & Over	0.07%	8.80	0.02%	12.40	0.10%	10.80	0.07%	6.00
30		0.10	7.10	0.03	10.20	0.11	8.50	0.11	4.50
35		0.13	5.60	0.06	7.80	0.16	6.30	0.25	3.20
40		0.18	4.10	0.09	5.80	0.22	4.60	0.39	2.40
45		0.25	3.10	0.15	4.40	0.34	3.40	0.62	1.90
50		0.37	2.40	0.22	3.50	0.53	2.10	0.95	1.30
55		0.57	1.70	0.32	2.50	0.88	1.10	1.46	0.70
60		0.86	1.10	0.45	1.40		0.00		0.00
65			0.00		0.00		0.00		0.00

Percent Increase in Individual's Pay During Next Year			
Sample Ages	General/ Public Safety	Police	Fire
25	6.75%	6.55%	7.15%
30	5.95	5.75	6.05
35	5.35	5.25	5.15
40	4.85	4.75	4.45
45	4.25	4.25	4.05
50	3.85	3.85	3.85
55	3.65	3.65	3.45
60	3.45	3.45	2.75
65	3.15	3.15	2.75

Schedule 2.

Percent of Eligible Active Members Retiring Within Next Year Without Rule of 80 Eligibility

Early Retirement

Retirement Ages	General Members		Retirement Ages	Police/ Public Safety	Fire
	Men	Women			
55	3.00%	3.00%	50	2.50%	2.25%
56	3.00%	3.00%	51	2.50%	2.25%
57	3.00%	3.00%	52	3.00%	2.25%
58	3.00%	3.00%	53	3.00%	2.25%
59	3.00%	3.00%	54	3.50%	2.25%

Normal Retirement

Retirement Ages	General Members		Retirement Ages	Police/ Public Safety	Fire
	Men	Women			
60	10%	10%	55	11%	13%
61	10	10	56	11	13
62	25	15	57	11	13
63	20	15	58	11	13
64	20	15	59	11	13
65	25	25	60	11	15
66	25	30	61	11	20
67	20	25	62	22	20
68	20	25	63	18	20
69	20	20	64	18	20
70	100	100	65	100	100

Schedule 2. (Concluded)

Percent of Eligible Active Members Retiring Within Next Year With Rule of 80 Eligibility

Retirement Ages	General Members		Police/ Public Safety	Fire
	Men	Women		
50	20%	15%	25%	25%
51	20	15	25	20
52	15	15	15	20
53	15	15	15	20
54	15	15	15	20
55	15	15	15	20
56	15	15	15	20
57	15	15	15	25
58	15	15	15	25
59	15	15	15	25
60	15	15	15	35
61	15	15	25	35
62	25	15	20	45
63	25	15	20	45
64	25	20	20	45
65	30	25	100	100
66	30	25		
67	20	25		
68	20	25		
69	20	25		
70	100	100		

APPENDIX II

SUMMARY OF LAGERS PROVISIONS

Missouri Local Government Employees Retirement System

Brief Summary of LAGERS

Benefits and Conditions Evaluated and/or Considered as of February 29, 2024

(Section References are to RSMo)

Voluntary Retirement. Sections 70.645 & 70.600. A member may retire with an age & service allowance after both (i) completing 5 years of credited service, and (ii) attaining the minimum service retirement age.

The minimum service retirement age is age 60 for a general employee and age 55 for a police, public safety or fire employee. Optionally, employers may also elect to provide for unreduced benefits for employees whose combination of years of age and years of service equals 80 or more.

Final Average Salary. Section 70.600. The average of a member's monthly compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) of credited service producing the highest monthly average, which period is contained within the 120 consecutive months of credited service immediately preceding retirement.

Age & Service Allowance. Section 70.655. The allowance, payable monthly for life, equals a specified percent of a member's final average salary multiplied by the number of years of credited service. Each employer elects the percent applicable to its members, from the following programs:

L-1 Benefit Program:	1.00% for life
L-3 Benefit Program:	1.25% for life
L-7 Benefit Program:	1.50% for life
L-9 Benefit Program:	1.60% for life
L-12 Benefit Program:	1.75% for life
L-6 Benefit Program:	2.00% for life
LT-4 Benefit Program:	1.00% for life, plus 1.00% to age 62
LT-5 Benefit Program:	1.25% for life, plus 0.75% to age 62
LT-8 Benefit Program:	1.50% for life, plus 0.50% to age 62
LT-4(65) Benefit Program:	1.00% for life, plus 1.00% to age 65
LT-5(65) Benefit Program:	1.25% for life, plus 0.75% to age 65
LT-8(65) Benefit Program:	1.50% for life, plus 0.50% to age 65
LT-10(65) Benefit Program:	1.60% for life, plus 0.40% to age 65
LT-14(65) Benefit Program:	1.75% for life, plus 0.25% to age 65

The only LT benefit programs available for adoption after August 1, 1994 are the LT(65) programs.

Benefit programs L-9 and LT-10(65) are unavailable for adoption after August 1, 2005.

Benefit program L-11, available only to groups not covered by Social Security, provides for 2.5% for life.

Subsequent to joining the System the governing body can elect to change benefit programs for the employees, but not more often than once every 2 years.

Early Allowance. Section 70.670. A member may retire with an early allowance after both (i) completing years of credited service, and (ii) attaining age 55 if a general employee or age 50 if a police, public safety or fire employee. The early allowance amount, payable monthly for life, is computed in the same manner as an age & service allowance, based upon the service and earnings record to time of early retirement, but reduced to reflect the fact that the age when payments begin is younger than the minimum service retirement age. The amount of the reduction is 1/2 of 1% (.005) for each month the age at retirement is younger than the minimum service retirement age.

Deferred Allowance. Section 70.675. If a member leaves LAGERS-covered employment (i) before attaining the early retirement age, and (ii) after completing 5 years of credited service, the member becomes eligible for a deferred allowance; provided the former member lives to the minimum service retirement age and does not withdraw the accumulated contributions.

The deferred allowance amount, payable monthly for life from the minimum service retirement age, is computed in the same manner as an age & service allowance, based upon the service and earnings record to time of leaving LAGERS coverage.

Deferred allowances are also payable any time after reaching the early retirement age, with the reduction for early retirement noted on the previous page.

Non-Duty Disability Allowance. Section 70.680. A member with 5 or more years of credited service who becomes totally and permanently disabled from other than duty-connected causes becomes eligible to receive a non-duty disability allowance computed in the same manner as an age & service allowance, based upon the service & earnings record to time of disability.

Duty Disability Allowance. Section 70.680. A member regardless of credited service who becomes totally and permanently disabled from duty-connected causes becomes eligible to receive a duty disability allowance computed in the same manner as an age & service allowance, based upon the earnings record to time of disability but based upon the years of credited service the member would have completed had the member continued in LAGERS-covered employment to age 60.

Death-in-Service. Section 70.661. Upon the death of a member who had completed 5 years of credited service, the eligible surviving dependents receive the following benefits:

- (a) The surviving spouse receives an allowance equal to the Option A allowance (joint and 75% survivor benefit) computed based upon the deceased members' service & earnings record to time of death.
- (b) When no spouse benefit is payable, the dependent children under age 18 (age 23 if they are full time students) each receive an equal share of 60% of an age & service allowance computed based upon the deceased member's service & earnings record to time of death.
- (c) If the death is determined to be duty related, the 5 year service requirement is waived and the benefit is based on years of credited service the member would have completed had the member continued in LAGERS-covered employment to age 60.

Benefit Changes After Retirement. Section 70.655. For retirements effective after September 28, 1975, there is an annual redetermination of monthly benefit amount, beginning the October first following 12 months of retirement. As of each October first the amount of each eligible benefit is redetermined as follows:

- (a) Subject to the maximum in (b), the redetermined amount is the amount otherwise payable multiplied by: 100% plus up to 4%, as determined by the LAGERS Board of Trustees, for each full year of retirement.
- (b) The redetermined amount may not exceed the amount otherwise payable multiplied by the ratio of the Consumer Price Index for the immediately preceding month of June to the Consumer Price Index for the month of June immediately preceding retirement.

Member Contributions. Sections 70.690 & 70.705. Each member contributes a percent of compensation beginning after completion of sufficient employment for 6 months of credited service. The law governing LAGERS has a provision for the adoption of a 2%, 4% or 6% member contribution rate.

If a member leaves LAGERS-covered employment before an allowance is payable, the accumulated contributions are refunded to the member. If the member dies, his accumulated contributions are refunded to a designated beneficiary.

The law governing LAGERS also has a provision for the adoption of a 0% plan in which the full cost of LAGERS participation is paid by the employer. Adoption of the 0% plan may be done at the time of membership or a later date; however, a change in the member contribution rate may not be made more frequently than every 2 years. Under the 0% plan there is no individual account maintained for each employee and no refund of contributions if an employee terminates before being eligible for a benefit.

Employer Contributions. Section 70.730. Each employer contributes the remainder amounts necessary to finance the employees' participation in LAGERS. Contributions to LAGERS are determined based upon level-percent-of-payroll principles, so that contribution rates do not have to increase over decades of time.

APPENDIX III

BENEFIT ILLUSTRATIONS

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-1 Benefit Program is Years of Credited Service
times: 1.00% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 525	\$ 1,031	\$1,556	104%
2,000	700	1,174	1,874	94%
2,500	875	1,314	2,189	88%
3,000	1,050	1,455	2,505	84%
3,500	1,225	1,599	2,824	81%
4,000	1,400	1,739	3,139	78%
25 Years of Service:				
\$1,500	\$ 375	\$ 1,031	\$1,406	94%
2,000	500	1,174	1,674	84%
2,500	625	1,314	1,939	78%
3,000	750	1,455	2,205	74%
3,500	875	1,599	2,474	71%
4,000	1,000	1,739	2,739	68%
15 Years of Service:				
\$1,500	\$225	\$ 1,031	\$1,256	84%
2,000	300	1,174	1,474	74%
2,500	375	1,314	1,689	68%
3,000	450	1,455	1,905	64%
3,500	525	1,599	2,124	61%
4,000	600	1,739	2,339	58%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-3 Benefit Program is Years of Credited Service
times: 1.25% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 656	\$ 1,031	\$1,687	112%
2,000	875	1,174	2,049	102%
2,500	1,094	1,314	2,408	96%
3,000	1,313	1,455	2,768	92%
3,500	1,531	1,599	3,130	89%
4,000	1,750	1,739	3,489	87%
25 Years of Service:				
\$1,500	\$ 469	\$ 1,031	\$1,500	100%
2,000	625	1,174	1,799	90%
2,500	781	1,314	2,095	84%
3,000	938	1,455	2,393	80%
3,500	1,094	1,599	2,693	77%
4,000	1,250	1,739	2,989	75%
15 Years of Service:				
\$1,500	\$281	\$ 1,031	\$1,312	87%
2,000	375	1,174	1,549	77%
2,500	469	1,314	1,783	71%
3,000	563	1,455	2,018	67%
3,500	656	1,599	2,255	64%
4,000	750	1,739	2,489	62%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-7 Benefit Program is Years of Credited Service
times: 1.50% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 788	\$ 1,031	\$1,819	121%
2,000	1,050	1,174	2,224	111%
2,500	1,313	1,314	2,627	105%
3,000	1,575	1,455	3,030	101%
3,500	1,838	1,599	3,437	98%
4,000	2,100	1,739	3,839	96%
25 Years of Service:				
\$1,500	\$ 563	\$ 1,031	\$1,594	106%
2,000	750	1,174	1,924	96%
2,500	938	1,314	2,252	90%
3,000	1,125	1,455	2,580	86%
3,500	1,313	1,599	2,912	83%
4,000	1,500	1,739	3,239	81%
15 Years of Service:				
\$1,500	\$338	\$ 1,031	\$1,369	91%
2,000	450	1,174	1,624	81%
2,500	563	1,314	1,877	75%
3,000	675	1,455	2,130	71%
3,500	788	1,599	2,387	68%
4,000	900	1,739	2,639	66%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-9 Benefit Program is Years of Credited Service
times: 1.60% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 840	\$ 1,031	\$1,871	125%
2,000	1,120	1,174	2,294	115%
2,500	1,400	1,314	2,714	109%
3,000	1,680	1,455	3,135	105%
3,500	1,960	1,599	3,559	102%
4,000	2,240	1,739	3,979	99%
25 Years of Service:				
\$1,500	\$ 600	\$ 1,031	\$1,631	109%
2,000	800	1,174	1,974	99%
2,500	1,000	1,314	2,314	93%
3,000	1,200	1,455	2,655	89%
3,500	1,400	1,599	2,999	86%
4,000	1,600	1,739	3,339	83%
15 Years of Service:				
\$1,500	\$360	\$ 1,031	\$1,391	93%
2,000	480	1,174	1,654	83%
2,500	600	1,314	1,914	77%
3,000	720	1,455	2,175	73%
3,500	840	1,599	2,439	70%
4,000	960	1,739	2,699	67%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-12 Benefit Program is Years of Credited Service
times: 1.75% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$ 919	\$ 1,031	\$1,950	130%
2,000	1,225	1,174	2,399	120%
2,500	1,531	1,314	2,845	114%
3,000	1,838	1,455	3,293	110%
3,500	2,144	1,599	3,743	107%
4,000	2,450	1,739	4,189	105%
25 Years of Service:				
\$1,500	\$ 656	\$ 1,031	\$1,687	112%
2,000	875	1,174	2,049	102%
2,500	1,094	1,314	2,408	96%
3,000	1,313	1,455	2,768	92%
3,500	1,531	1,599	3,130	89%
4,000	1,750	1,739	3,489	87%
15 Years of Service:				
\$1,500	\$ 394	\$ 1,031	\$1,425	95%
2,000	525	1,174	1,699	85%
2,500	656	1,314	1,970	79%
3,000	788	1,455	2,243	75%
3,500	919	1,599	2,518	72%
4,000	1,050	1,739	2,789	70%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-6 Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$1,050	\$ 1,031	\$2,081	139%
2,000	1,400	1,174	2,574	129%
2,500	1,750	1,314	3,064	123%
3,000	2,100	1,455	3,555	119%
3,500	2,450	1,599	4,049	116%
4,000	2,800	1,739	4,539	113%
25 Years of Service:				
\$1,500	\$ 750	\$ 1,031	\$1,781	119%
2,000	1,000	1,174	2,174	109%
2,500	1,250	1,314	2,564	103%
3,000	1,500	1,455	2,955	99%
3,500	1,750	1,599	3,349	96%
4,000	2,000	1,739	3,739	93%
15 Years of Service:				
\$1,500	\$ 450	\$ 1,031	\$1,481	99%
2,000	600	1,174	1,774	89%
2,500	750	1,314	2,064	83%
3,000	900	1,455	2,355	79%
3,500	1,050	1,599	2,649	76%
4,000	1,200	1,739	2,939	73%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(L-11 Benefit Program is Years of Credited Service
times: 2.50% of FAS ¹)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³	Estimated Social Security ²	Estimated Monthly Total	
			\$	% of FAS
35 Years of Service:				
\$1,500	\$1,313		\$1,313	88%
2,000	1,750		1,750	88%
2,500	2,188		2,188	88%
3,000	2,625		2,625	88%
3,500	3,063		3,063	88%
4,000	3,500		3,500	88%
25 Years of Service:				
\$1,500	\$ 938		\$ 938	63%
2,000	1,250		1,250	63%
2,500	1,563		1,563	63%
3,000	1,875		1,875	63%
3,500	2,188		2,188	63%
4,000	2,500		2,500	63%
15 Years of Service:				
\$1,500	\$ 563		\$ 563	38%
2,000	750		750	38%
2,500	938		938	38%
3,000	1,125		1,125	38%
3,500	1,313		1,313	38%
4,000	1,500		1,500	38%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-4(62) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 62)
1.00% of FAS ¹ at age 62)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 62	At 62		To 62	At 62	To 62	At 62
35 Years of Service:							
\$1,500	\$1,050	\$ 525	\$ 810	\$1,050	\$1,335	70%	89%
2,000	1,400	700	922	1,400	1,622	70%	81%
2,500	1,750	875	1,032	1,750	1,907	70%	76%
3,000	2,100	1,050	1,142	2,100	2,192	70%	73%
3,500	2,450	1,225	1,253	2,450	2,478	70%	71%
4,000	2,800	1,400	1,363	2,800	2,763	70%	69%
25 Years of Service:							
\$1,500	\$ 750	\$ 375	\$ 810	\$ 750	\$1,185	50%	79%
2,000	1,000	500	922	1,000	1,422	50%	71%
2,500	1,250	625	1,032	1,250	1,657	50%	66%
3,000	1,500	750	1,142	1,500	1,892	50%	63%
3,500	1,750	875	1,253	1,750	2,128	50%	61%
4,000	2,000	1,000	1,363	2,000	2,363	50%	59%
15 Years of Service:							
\$1,500	\$ 450	\$225	\$ 810	\$ 450	\$ 1,035	30%	69%
2,000	600	300	922	600	1,222	30%	61%
2,500	750	375	1,032	750	1,407	30%	56%
3,000	900	450	1,142	900	1,592	30%	53%
3,500	1,050	525	1,253	1,050	1,778	30%	51%
4,000	1,200	600	1,363	1,200	1,963	30%	49%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 62 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-4(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 65)
1.00% of FAS ¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 525	\$ 1,031	\$1,050	\$1,556	70%	104%
2,000	1,400	700	1,174	1,400	1,874	70%	94%
2,500	1,750	875	1,314	1,750	2,189	70%	88%
3,000	2,100	1,050	1,455	2,100	2,505	70%	84%
3,500	2,450	1,225	1,599	2,450	2,824	70%	81%
4,000	2,800	1,400	1,739	2,800	3,139	70%	78%
25 Years of Service:							
\$1,500	\$ 750	\$ 375	\$ 1,031	\$ 750	\$1,406	50%	94%
2,000	1,000	500	1,174	1,000	1,674	50%	84%
2,500	1,250	625	1,314	1,250	1,939	50%	78%
3,000	1,500	750	1,455	1,500	2,205	50%	74%
3,500	1,750	875	1,599	1,750	2,474	50%	71%
4,000	2,000	1,000	1,739	2,000	2,739	50%	68%
15 Years of Service:							
\$1,500	\$ 450	\$225	\$ 1,031	\$ 450	\$1,256	30%	84%
2,000	600	300	1,174	600	1,474	30%	74%
2,500	750	375	1,314	750	1,689	30%	68%
3,000	900	450	1,455	900	1,905	30%	64%
3,500	1,050	525	1,599	1,050	2,124	30%	61%
4,000	1,200	600	1,739	1,200	2,339	30%	58%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-5(62) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 62)
1.25% of FAS ¹ at age 62)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 62	At 62		To 62	At 62	To 62	At 62
35 Years of Service:							
\$1,500	\$1,050	\$ 656	\$ 810	\$1,050	\$1,466	70%	98%
2,000	1,400	875	922	1,400	1,797	70%	90%
2,500	1,750	1,094	1,032	1,750	2,126	70%	85%
3,000	2,100	1,313	1,142	2,100	2,455	70%	82%
3,500	2,450	1,531	1,253	2,450	2,784	70%	80%
4,000	2,800	1,750	1,363	2,800	3,113	70%	78%
25 Years of Service:							
\$1,500	\$ 750	\$ 469	\$ 810	\$ 750	\$1,279	50%	85%
2,000	1,000	625	922	1,000	1,547	50%	77%
2,500	1,250	781	1,032	1,250	1,813	50%	73%
3,000	1,500	938	1,142	1,500	2,080	50%	69%
3,500	1,750	1,094	1,253	1,750	2,347	50%	67%
4,000	2,000	1,250	1,363	2,000	2,613	50%	65%
15 Years of Service:							
\$1,500	\$ 450	\$281	\$ 810	\$ 450	\$1,091	30%	73%
2,000	600	375	922	600	1,297	30%	65%
2,500	750	469	1,032	750	1,501	30%	60%
3,000	900	563	1,142	900	1,705	30%	57%
3,500	1,050	656	1,253	1,050	1,909	30%	55%
4,000	1,200	750	1,363	1,200	2,113	30%	53%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 62 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-5(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 65)
1.25% of FAS ¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 656	\$ 1,031	\$1,050	\$1,687	70%	112%
2,000	1,400	875	1,174	1,400	2,049	70%	102%
2,500	1,750	1,094	1,314	1,750	2,408	70%	96%
3,000	2,100	1,313	1,455	2,100	2,768	70%	92%
3,500	2,450	1,531	1,599	2,450	3,130	70%	89%
4,000	2,800	1,750	1,739	2,800	3,489	70%	87%
25 Years of Service:							
\$1,500	\$ 750	\$ 469	\$ 1,031	\$ 750	\$1,500	50%	100%
2,000	1,000	625	1,174	1,000	1,799	50%	90%
2,500	1,250	781	1,314	1,250	2,095	50%	84%
3,000	1,500	938	1,455	1,500	2,393	50%	80%
3,500	1,750	1,094	1,599	1,750	2,693	50%	77%
4,000	2,000	1,250	1,739	2,000	2,989	50%	75%
15 Years of Service:							
\$1,500	\$ 450	\$281	\$ 1,031	\$ 450	\$1,312	30%	87%
2,000	600	375	1,174	600	1,549	30%	77%
2,500	750	469	1,314	750	1,783	30%	71%
3,000	900	563	1,455	900	2,018	30%	67%
3,500	1,050	656	1,599	1,050	2,255	30%	64%
4,000	1,200	750	1,739	1,200	2,489	30%	62%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-8(62) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 62)
1.50% of FAS ¹ at age 62)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 62	At 62		To 62	At 62	To 62	At 62
35 Years of Service:							
\$1,500	\$1,050	\$ 788	\$ 810	\$1,050	\$1,598	70%	107%
2,000	1,400	1,050	922	1,400	1,972	70%	99%
2,500	1,750	1,313	1,032	1,750	2,345	70%	94%
3,000	2,100	1,575	1,142	2,100	2,717	70%	91%
3,500	2,450	1,838	1,253	2,450	3,091	70%	88%
4,000	2,800	2,100	1,363	2,800	3,463	70%	87%
25 Years of Service:							
\$1,500	\$ 750	\$ 563	\$ 810	\$ 750	\$1,373	50%	92%
2,000	1,000	750	922	1,000	1,672	50%	84%
2,500	1,250	938	1,032	1,250	1,970	50%	79%
3,000	1,500	1,125	1,142	1,500	2,267	50%	76%
3,500	1,750	1,313	1,253	1,750	2,566	50%	73%
4,000	2,000	1,500	1,363	2,000	2,863	50%	72%
15 Years of Service:							
\$1,500	\$ 450	\$338	\$ 810	\$ 450	\$1,148	30%	77%
2,000	600	450	922	600	1,372	30%	69%
2,500	750	563	1,032	750	1,595	30%	64%
3,000	900	675	1,142	900	1,817	30%	61%
3,500	1,050	788	1,253	1,050	2,041	30%	58%
4,000	1,200	900	1,363	1,200	2,263	30%	57%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 62 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-8(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 65)
1.50% of FAS ¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 788	\$ 1,031	\$1,050	\$1,819	70%	121%
2,000	1,400	1,050	1,174	1,400	2,224	70%	111%
2,500	1,750	1,313	1,314	1,750	2,627	70%	105%
3,000	2,100	1,575	1,455	2,100	3,030	70%	101%
3,500	2,450	1,838	1,599	2,450	3,437	70%	98%
4,000	2,800	2,100	1,739	2,800	3,839	70%	96%
25 Years of Service:							
\$1,500	\$ 750	\$ 563	\$ 1,031	\$ 750	\$1,594	50%	106%
2,000	1,000	750	1,174	1,000	1,924	50%	96%
2,500	1,250	938	1,314	1,250	2,252	50%	90%
3,000	1,500	1,125	1,455	1,500	2,580	50%	86%
3,500	1,750	1,313	1,599	1,750	2,912	50%	83%
4,000	2,000	1,500	1,739	2,000	3,239	50%	81%
15 Years of Service:							
\$1,500	\$ 450	\$338	\$ 1,031	\$ 450	\$1,369	30%	91%
2,000	600	450	1,174	600	1,624	30%	81%
2,500	750	563	1,314	750	1,877	30%	75%
3,000	900	675	1,455	900	2,130	30%	71%
3,500	1,050	788	1,599	1,050	2,387	30%	68%
4,000	1,200	900	1,739	1,200	2,639	30%	66%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-10(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS¹ to age 65)
1.60% of FAS¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 840	\$ 1,031	\$1,050	\$1,871	70%	125%
2,000	1,400	1,120	1,174	1,400	2,294	70%	115%
2,500	1,750	1,400	1,314	1,750	2,714	70%	109%
3,000	2,100	1,680	1,455	2,100	3,135	70%	105%
3,500	2,450	1,960	1,599	2,450	3,559	70%	102%
4,000	2,800	2,240	1,739	2,800	3,979	70%	99%
25 Years of Service:							
\$1,500	\$750	\$ 600	\$ 1,031	\$ 750	\$1,631	50%	109%
2,000	1,000	800	1,174	1,000	1,974	50%	99%
2,500	1,250	1,000	1,314	1,250	2,314	50%	93%
3,000	1,500	1,200	1,455	1,500	2,655	50%	89%
3,500	1,750	1,400	1,599	1,750	2,999	50%	86%
4,000	2,000	1,600	1,739	2,000	3,339	50%	83%
15 Years of Service:							
\$1,500	\$ 450	\$360	\$ 1,031	\$ 450	\$1,391	30%	93%
2,000	600	480	1,174	600	1,654	30%	83%
2,500	750	600	1,314	750	1,914	30%	77%
3,000	900	720	1,455	900	2,175	30%	73%
3,500	1,050	840	1,599	1,050	2,439	30%	70%
4,000	1,200	960	1,739	1,200	2,699	30%	67%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.

Missouri LAGERS
Illustrations of Age and Service Allowance Amounts
For Sample Combinations of Service & Salary
(LT-14(65) Benefit Program is Years of Credited Service
times: 2.00% of FAS ¹ to age 65)
1.75% of FAS ¹ at age 65)

Final Average Salary (FAS) ¹	LAGERS BENEFIT ³		Estimated Social Security ²	Estimated Monthly Total		Percent of FAS	
	To 65	At 65		To 65	At 65	To 65	At 65
35 Years of Service:							
\$1,500	\$1,050	\$ 919	\$ 1,031	\$1,050	\$1,950	70%	130%
2,000	1,400	1,225	1,174	1,400	2,399	70%	120%
2,500	1,750	1,531	1,314	1,750	2,845	70%	114%
3,000	2,100	1,838	1,455	2,100	3,293	70%	110%
3,500	2,450	2,144	1,599	2,450	3,743	70%	107%
4,000	2,800	2,450	1,739	2,800	4,189	70%	105%
25 Years of Service:							
\$1,500	\$ 750	\$ 656	\$ 1,031	\$ 750	\$1,687	50%	112%
2,000	1,000	875	1,174	1,000	2,049	50%	102%
2,500	1,250	1,094	1,314	1,250	2,408	50%	96%
3,000	1,500	1,313	1,455	1,500	2,768	50%	92%
3,500	1,750	1,531	1,599	1,750	3,130	50%	89%
4,000	2,000	1,750	1,739	2,000	3,489	50%	87%
15 Years of Service:							
\$1,500	\$ 450	\$ 394	\$ 1,031	\$ 450	\$1,425	30%	95%
2,000	600	525	1,174	600	1,699	30%	85%
2,500	750	656	1,314	750	1,970	30%	79%
3,000	900	788	1,455	900	2,243	30%	75%
3,500	1,050	919	1,599	1,050	2,518	30%	72%
4,000	1,200	1,050	1,739	1,200	2,789	30%	70%

¹ "Final Average Salary" means the monthly average of an employee's compensation during the period of 60 consecutive months (or optionally, 36 consecutive months) when they were highest, contained within the last 120 months of Credited Service.

² "Estimated Social Security" means, for an employee covered by Social Security, an employee's estimated OASDI retirement benefit. The benefit is based upon an estimated "average indexed monthly earnings" for an employee retiring at age 65 in 2024 - it does not include any amounts which might be payable to an eligible spouse or children.

³ Amounts are shown to nearest \$1, for simplicity; actual amounts are to nearest 1¢.



July 25, 2024 E-mail

Mr. Bill Betts
Executive Director
Missouri Local Government
Employees Retirement System
P.O. Box 1665
Jefferson City, Missouri 65102

Dear Mr. Betts:

Enclosed is the report of the February 29, 2024 Supplemental Actuarial Valuation of LAGERS benefits for the employees of:

The City of Republic

Sincerely,
Gabriel, Roeder, Smith & Company

A handwritten signature in black ink that reads "Mita Drazilov". The signature is written in a cursive, flowing style.

Mita D. Drazilov, ASA, FCA, MAAA

MDD:rmg
Enclosure

City of Republic
Retirement Benefit Costs
Impacts to BUDGET 2025

	Current Retirement	Proposed Retirement	Increase (Decrease)
<u>LAGERS</u>	L3	L6	
General	\$774,488	\$1,316,000	\$541,512
Police	\$266,056	\$459,897	\$193,841
Fire	\$201,599	\$371,449	\$169,851
	\$1,242,143	\$2,147,347	\$905,204
<u>457 Savings Plan</u>	9%	4%	
General	\$566,699	\$251,866	(\$314,833)
Police	\$171,036	\$76,016	(\$95,020)
Fire	\$142,865	\$63,496	(\$79,369)
	\$880,600	\$391,378	(\$489,222)
Total Retirement Costs	\$2,122,743	\$2,538,725	\$415,982