



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

**MINUTES**  
**City Council Meeting**  
**Community Center, 711 E. Miller Rd.**  
**November 17, 2020 at 6:30 PM**

**Call Meeting to Order**

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Matt Russell at 6:30 p.m. at the Republic Community Center. Council Members present include Christopher Updike, Jim Deichman, Gerry Pool, Brandon Self, Eric Franklin, and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, Assistant City Administrator Lisa Addington, Finance Director Debbie Parks, Police Chief Brian Sells, City Attorney Scott Ison, Principal Planner Karen Haynes, Fire Chief Duane Compton, Assistant Public Works Director Garrett Brickner, Assistant City Administrator and Jared Keeling, BUILDS Director Andrew Nelson, Utility Billing Supervisor Bryan Hawk, IT Director Josh Jones, and City Clerk Laura Burbridge.

**Opening Prayer**

Opening prayer was led by City Administrator David Cameron.

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

The Pledge of Allegiance was led by Mayor Matt Russell.

**Citizen Participation**

Mayor Russell opened citizen participation at 6:31 p.m. Ms. Bonnie Pierce, 207 E Hines St. spoke regarding working with the City and volunteers to decorate Main St. for Christmas and have a tree lighting ceremony after the Reindeer Run next year. Mayor Russell closed citizen participation at 6:37 p.m.

**Consent Agenda**

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

1. Approve November 3, 2020 City Council Meeting Minutes.
2. Approve Utility Billing Adjustments.
3. Approve Vendor List.

**Board, Commission, and Committee Schedule**

|                             |                  |
|-----------------------------|------------------|
| Board of Adjustment Meeting | December 3, 2020 |
| Planning & Zoning Meeting   | December 1, 2020 |
| City Council Meeting        | December 8, 2020 |
| City Council Meeting        | January 5, 2021  |

**Old Business and Tabled Items**

4. **20-48 An Ordinance of the City Council of the City of Republic, Missouri, approving the Annexation of approximately two point nine (2.9) acres located at 6571 West US Highway 60.**

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the second reading of Bill 20-48 by title only. The vote was 8 Aye-Russell, Deichman,



Mitchell, Self, Franklin, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Updike motioned for the passage of Bill 20-48. Council Member Deichman seconded. A roll call vote was taken digitally. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

5. **20-49 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Budget for Fiscal Year 2020.**

Motion was made by Council Member Updike and seconded by Council Member Mitchell to have the second reading of Bill 20-49 by title only. The vote was 8 Aye-Russell, Deichman, Mitchell, Self, Franklin, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Debbie Parks was available to answer any questions from Council. City Attorney Scott Ison discussed a proposed amendment to this bill. Council Member Russell motioned to amend Bill 20-49 by amending Section 2 to read-The total expenditures in the Stormwater Fund are increased by \$110,537 to a total of \$410,110. And by amending Section 3 to read-The total expenditures in the Street Fund are increased by \$598,666 to a total of \$2,392,190. Council Member Self seconded. The vote was 8 Aye-Russell, Deichman, Mitchell, Self, Franklin, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Council Member Pool motioned for the passage of Bill 20-49. Council Member Updike seconded. A roll call vote was taken digitally. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

6. **A Public Hearing of the City Council of the City of Republic, Missouri, Regarding Appropriating from the Revenue of the City of Republic, Missouri, Expenditures in Accordance with the Fiscal Year 2021 Budget of the City of Republic, Missouri, and Providing for Adjustments Thereto.**

Mayor Russell opened the Public Hearing at 6:44 p.m. Nobody came forward so Mayor Russell closed the Public Hearing at 6:44 p.m. Debbie Parks was available to speak or answer questions.

7. **20-50 An Ordinance of the City Council of the City of Republic, Missouri, Appropriating from the Revenue of the City of Republic, Missouri, Expenditures in Accordance with the Fiscal Year 2021 Budget of the City of Republic, Missouri, and Providing for Adjustments Thereto.**

Motion was made by Council Member Wilson and seconded by Council Member Pool to have the second reading of Bill 20-50 by title only. The vote was 8 Aye-Russell, Deichman, Mitchell, Self, Franklin, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Debbie Parks was available to answer any questions from Council. Council Member Updike motioned for the passage of Bill 20-50. Council Member Wilson seconded. A roll call vote was taken digitally. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

8. **20-51 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Forest Lake Estates Subdivision.**

Motion was made by Council Member Pool and seconded by Council Member Franklin to have the second reading of Bill 20-51 by title only. The vote was 8 Aye-Russell, Deichman, Mitchell, Self, Franklin, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Wilson motioned for the passage of Bill 20-51. Council Member Mitchell seconded. A roll call vote was taken digitally. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

## **New Business (First Reading of Ordinances)**

9. **20-52 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title I, "Government Code," Chapter 145, "Financial Policy and Procedures," Regarding Financial Policies.**

Council Member Updike motioned for the first reading of Bill 20-52 by title only. Council Member Franklin seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Debbie Parks provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Ms. Parks with any questions prior to the next meeting.

10. **20-53 An Ordinance of the City Council of the City of Republic, Missouri, Amending Various Sections of the Municipal Code of the City of Republic, Missouri Regarding Fees.**

Council Member Pool motioned for the first reading of Bill 20-53 by title only. Council Member Updike seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Debbie Parks provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Ms. Parks with any questions prior to the next meeting.

11. **20-54 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title VII, "Utilities," Regarding Utility Billing.**

Council Member Mitchell motioned for the first reading of Bill 20-54 by title only. Council Member Updike seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Debbie Parks provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Ms. Parks with any questions prior to the next meeting.

12. **20-55 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 0.33 Acres, Located at 341 West Summit Street, from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).**

Council Member Wilson motioned for the first reading of Bill 20-55 by title only. Council Member Franklin seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Mr. Tabor with any questions prior to the next meeting.

13. **20-56 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into an Agreement with Hartman & Company for Public Stormwater Improvements to Garton Business Park.**

Council Member Deichman motioned for the first reading of Bill 20-56 by title only. Council Member Franklin seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Andrew Nelson provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Mr. Nelson with any questions prior to the next meeting.

14. **20-57 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title II, "Public Health, Safety and Welfare," Chapter 215, "Offenses," Article IV, "Offenses Concerning Weapons and Firearms," Regarding Extending the Sunset Date for Hunting in Certain Agricultural Areas in the City.**

Council Member Wilson motioned for the first reading of Bill 20-57 by title only.

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

15. **A Public Hearing of the City Council of the City of Republic, Missouri, Regarding Approving the Annexation of Approximately 40.9 Acres of Land Located at 7576 West Farm Road 186 and Adjacent Right-of-Way.**

Mayor Russell opened the Public Hearing at 7:24 p.m. Nobody came forward so Mayor Russell closed the Public Hearing at 7:24 p.m.

16. **20-58 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 40.9 Acres of Land Located at 7576 West Farm Road 186 and Adjacent Right-of-Way.**

Council Member Deichman motioned for the first reading of Bill 20-58 by title only.

Council Member Mitchell seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Ms. Haynes with any questions prior to the next meeting.

#### **Other Business (Resolutions)**

17. **20-R-48 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Birch Pointe, a Residential Subdivision Consisting of Approximately 20.10 Acres Located in the 500 Block of South Kansas Avenue.**

Motion was made by Council Member Franklin and seconded by Council Member Updike to approve Resolution 20-R-48. Karen Haynes provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

18. **20-R-49 A Resolution of the City Council of the City of Republic, Missouri, to Review, Amend, and Approve the Five-Year Capital Program.**

Motion was made by Council Member Pool and seconded by Council Member Wilson to approve Resolution 20-R-49. Debbie Parks provided an overview of the Resolution. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried.

#### **Finance Report**

Debbie Parks presented the Finance Report.

#### **Reports from Staff**

Report from City Administrator:

City Administrator David Cameron thanked Debbie for a job well done. Mr. Cameron shared it is a lot to cover but it impacts our community favorably.

City Administrator David Cameron clarified that on Bill 20-51, there were some revisions necessary and there are a few things still pending, but we will not issue building permits until those items are completed. Mr. Cameron apologized for the oversight when the bill was presented. Mr. Cameron shared we want to demonstrate grace to the development community and with the next meeting being December 8th, we didn't want to delay their progress.

City Administrator David Cameron thanked Drury University. Mr. Cameron shared there wasn't a lot posted on this as Mike is out and he didn't want to put a lot on Laura, but they paid off a total of \$800,000 from our development agreement. Mr. Cameron shared we pulled together resources from a lot of accounts and it is a great partnership. We have done a lot of developer agreements and this one was the property sold to Amazon. There was risk for everyone involved; Drury allowing us to do the work, the City using our funds, and the crews had never done this work before. They partnered with us to make this happen. Mr. Cameron shared the negotiation was civil and we have worked back and forth to be accommodating. Mr. Cameron thanked Bill Ricketts and Andrew Jones and reminded everyone that the Garton Business Park was a vision from the person who donated it to Drury. Mr. Cameron reminded everyone there were a lot of people who did a lot of work to make it happen.

City Administrator David Cameron reminded everyone that the budget is subject to change. Mr. Cameron shared a lot has happened, a lot of development is in progress, and there was a hiccup with Greene County. Mr. Cameron reminded everyone that we have all gone through software changes as Greene County is currently experiencing. Mr. Cameron clarified that the email was clear that the property tax bill is still due the same date even though it won't get to you in time. Mr. Cameron shared we may have to do an amendment for the 2020 Budget due to this.

City Administrator David Cameron shared this morning the BUILDS staff, Lisa, Jared, and Scott reviewed 4 pages of development in progress in this community. Some things may be subject to change due to the number of requests coming in and limited staffing. Mr. Cameron spoke about the Fiscal Policies and reminded everyone we cannot add positions. Mr. Cameron said we may need to bring an item to Council in the first quarter to keep up with the requests and plan reviews to respond to the development community in a fashionable time. The budget is a guide but it is also subject to change. Mr. Cameron reminded everyone we froze spending and saw a 27% increase in sales tax numbers. Mr. Cameron shared there is a lot of growth and development with more to come. Mr. Cameron shared he is looking forward to announcing those changes to be effective to the community, staff, and Council.

City Administrator David Cameron announced that since the last meeting, we can officially say the large development is Amazon. Mr. Cameron shared he has so many people to thank that worked countless hours to do the right thing at the right time for the right reason. There are so many people in the room: Jared, Karen, Andrew, Lisa, Scott, and Garrett. Mr. Cameron shared that Amazon is a great partner and it was never difficult to work with them. Mr. Cameron thanked everyone and shared we had to stretch and give up time to make that happen. Mr. Cameron reported staff did 6 day building reviews, which is crazy for that type of square footage. Mr. Cameron shared this demonstrates that we are trying to do the right thing by growing jobs. Mr. Cameron said a lot of sacrifice was made and our processes lined up and met our values. We were bold and decisive. Mr. Cameron spoke of Council approving the development agreement even though we couldn't name the company. Mr. Cameron explained there are a lot of moving parts requiring financial ability and staff to make up for the load. Mr. Cameron said we want to be respectful and honored our NDA's. Mr. Cameron assured everyone the information was not given out by staff. Mr. Cameron explained that from the beginning to the end, staff

demonstrated why they are here. The phones will continue to ring with praise on what is being done. Mr. Cameron thanked everyone and shared he is proud of this organization and where we are going.

Report from Council:

Council Member Deichman reported he drove by the new billboard. Mr. Deichman said it was very impressive out on the highway. Mr. Deichman said he has had comments that people like it.

Council Member Franklin echoed David and said the endurance award goes to Debbie. Mr. Franklin shared he is thankful for the hard work of staff, David, leadership, and the work with Amazon. Mr. Franklin also thanked Ms. Pierce for coming to speak. Mr. Franklin wished everyone a Happy Thanksgiving.

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

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

Motion was made by Council Member Deichman and seconded by Council Member Updike at 7:55 p.m. to go into Executive Session under RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 8 Aye - Franklin, Updike, Mitchell, Russell, Self, Deichman, Wilson, and Pool. 0 Nay. Motion carried.

Motion was made by Council Member Deichman and seconded by Council Member Wilson to adjourn the Executive Session Meeting at 8:40 p.m. A roll call vote was taken. The vote was 8 Aye-Mitchell, Pool, Franklin, Updike, Deichman, Russell, Wilson, and Self. 0 Nay. Motion Carried.

**Adjournment**

ATTEST:

  
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Laura Burbridge, City Clerk

  
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Matt Russell, Mayor

