



## MINUTES

### City Council Meeting Municipal Court Building, 540 Civic Blvd September 20, 2022 at 6:00 PM

**Matt Russell, Mayor**  
Eric Gerke, Ward I  
Garry Wilson, Ward II  
Christopher Updike, Ward III  
Jennifer Mitchell, Ward IV  
  
Eric Franklin, Ward I  
Gerry Pool, Ward II  
Brandon Self, Ward III  
Clint Gerlek, 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 Matt Russell at 6:01 p.m. Council Members present included Eric Franklin, Garry Wilson, Eric Gerke, Gerry Pool, Chris Updike, Clint Gerlek, Brandon Self, and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, City Attorney Megan McCullough, Assistant City Administrator Jared Keeling, Police Sergeant Zach Richards, Finance Director Meghan Cook, BUILDS Administrator Andrew Nelson, Assistant BUILDS Administrator Karen Haynes, Fire Chief Duane Compton, Engineering Manager Garrett Brickner, Chief of Staff Lisa Addington, IT Director Chris Crosby, Executive Assistant Steffi Weaver, 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.

#### Proclamations

1. Missouri Good Neighbor Week

Mayor Russell presented the proclamation to David Burton.

#### Citizen Participation

Mayor Russell opened citizen participation at 6:06 p.m. No one came forward so Mayor Russell closed citizen participation at 6:06 p.m.

#### Consent Agenda

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

2. Approve September 6, 2022 City Council Minutes.
3. Approve Vendor List.

#### Board, Commission, and Committee Schedule

Planning & Zoning Meeting	October 3, 2022
City Council Meeting	October 4, 2022
Board of Adjustment Meeting	October 6, 2022-Cancelled
City Council Meeting	October 18, 2022

#### Old Business and Tabled Items

4. **22-51 An Ordinance of the City Council Amending the Municipal Code of the City of Republic, Missouri by Amending Title I, Government Code, Chapter 105, Elections, Section 105.030, Declaration of Candidacy-Dates for Filing, Section 105.040, Declaration of Candidacy-Notice to Public, and Section 105.060, Notice of Elections.**



Motion was made by Council Member Updike and seconded by Council Member Wilson to have the second reading of Bill 22-51 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Laura Burbridge was available for questions from Council. Council Member Updike motioned for the passage of Bill 22-51. Council Member Pool seconded. A roll call vote was taken digitally. The vote was 8 Aye-Franklin, Gerke, Gerlek, Mitchell, Pool, Self, Updike, and Wilson. 0 Nay. Motion Carried.

5. **22-52 An Ordinance of the City Council Amending Title I, Government Code, Chapter 150, Fraud Prevention and Detection Policy, Section 150.010, Adoption of Policy, Adopting a Revised Policy Entitled City of Republic's Fraud Prevention and Detection Policy.**

Motion was made by Council Member Pool and seconded by Council Member Updike to have the second reading of Bill 22-52 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Meghan Cook was available for questions from Council. Council Member Pool motioned for the passage of Bill 22-52. Council Member Updike seconded. A roll call vote was taken digitally. The vote was 8 Aye-Franklin, Gerke, Gerlek, Mitchell, Pool, Self, Updike, and Wilson. 0 Nay. Motion Carried.

6. **22-53 An Ordinance of the City Council Amending Title I, Government Code, Chapter 110, Administration Policies, Article II, Purchasing and Surplus Property Disposal, Section 110.020.01 Purchasing Policy and Procedures, and Adopting a Revised Policy Entitled City Of Republic's Purchasing & Disposal Policy.**

Motion was made by Council Member Updike and seconded by Council Member Pool to have the second reading of Bill 22-53 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Meghan Cook was available for questions from Council. Council Member Updike motioned for the passage of Bill 22-53. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 8 Aye-Franklin, Gerke, Gerlek, Mitchell, Pool, Self, Updike, and Wilson. 0 Nay. Motion Carried.

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

7. **22-54 An Ordinance of the City Council Approving an Application to Change the Zoning Classification of Approximately Ten Point Two-Three (10.23) Acres, Located at the 904-924 Block of North Main Street, from Zero Lot Line Residential (R1-Z) to Trinity-Republic Self Storage Planned Development District (PDD).**

Motion was made by Council Member Wilson and seconded by Council Member Pool to have the first reading of Bill 22-54 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Will Hoey with Olsson, 550 St. Louis St., spoke in favor of the bill. Mayor Russell reminded Council that this is a first read and to get with staff before the next meeting with any questions.

8. **22-55 An Ordinance of the City Council Approving a Special Use Permit for Timberline Land Co LLC to Operate a Boat, Vehicle, and Self-Storage Facility at the 3400 Block of East U.S. Highway 60.**

Motion was made by Council Member Pool and seconded by Council Member Franklin to have the first reading of Bill 22-55 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this is a first read and to get with staff before the next meeting with any questions.

9. **22-56 An Ordinance of the City Council Approving the Final Plat of the Westbury Gardens Phase One Subdivision.**

Motion was made by Council Member Franklin and seconded by Council Member Pool to have the first reading of Bill 22-56 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this is a first read and to get with staff before the next meeting with any questions.

**Other Business (Resolutions)**

10. **22-R-58 A Resolution of the City Council Awarding the Bid for Independent Auditing Services for a Five-Year Term to KPM CPAs, PC.**

Motion was made by Council Member Wilson and seconded by Council Member Pool to approve Resolution 22-R-58. Meghan Cook provided an overview of the Resolution. The vote was 8 Aye-Franklin, Gerke, Gerlek, Mitchell, Pool, Self, Updike, and Wilson. 0 Nay. Motion Carried.

11. **22-R-59 A Resolution of the City Council Adopting a Cash Handling Policy.**

Motion was made by Council Member Pool and seconded by Council Member Franklin approve Resolution 22-R-59. Meghan Cook provided an overview of the Resolution. The vote was 8 Aye-Franklin, Gerke, Gerlek, Mitchell, Pool, Self, Updike, and Wilson. 0 Nay. Motion Carried.

12. **22-R-60 A Resolution of the City Council Adopting an Anti-Bribery and Corruption Policy.**

Motion was made by Council Member Updike and seconded by Council Member Pool to approve Resolution 22-R-60. Meghan Cook provided an overview of the Resolution. The vote was 8 Aye-Franklin, Gerke, Gerlek, Mitchell, Pool, Self, Updike, and Wilson. 0 Nay. Motion Carried.

**Reports from Staff**

City Administrator David Cameron thanked Meghan Cook for the great job with her reports and pulling all the information together for the policies. Mr. Cameron added as Mrs. Cook noted, we did an S & P rating call in January or February and made note at that time we would need those policies by October. Meghan got them done early and did a fantastic job to improve our internal controls. Mr. Cameron also thanked Megan McCullough for her work on these policies, adding he looks forward to rolling these out with staff.

City Administrator David Cameron thanked David Burton for his work and noted that the administrative team had the opportunity to meet with him a week or two ago. Mr. Cameron praised the work Mr. Burton has done in this neighboring program, adding it is really what life is all about. Mr. Cameron noted the unselfish work of Mr. Burton in these neighborhood meetings, adding 72 people showed up, which is more than the meetings for the ballot measure. Mr. Cameron recalled the incredible stories of people in the neighborhood. Mr. Cameron acknowledged Mr. Burton doesn't look for notoriety, but the shirts, hats, and awards show he is the salt and light and very inspirational.

City Administrator David Cameron shared the topic of self-storage was in his notes to discuss so he was waiting to engage in the conversation. Mr. Cameron reminded Council we changed the ordinance regarding self-storage facilities several months ago to come for a vote due to Mr. Cameron and Mr. Nelson's concern on location. Mr. Cameron added the one by the school and the one on Highway 60 are the highest and best use, adding the access to the school was something we have been working on. Mr. Cameron acknowledged the volume of self-storage facilities is a topic of discussion, adding these are now subject to Council approval and Council has the ability to deny the applications. Mr. Cameron shared we have been clear with potential applicants in commercial areas where there is a higher and better use over

self-storage facilities, he will not be recommending approval. Mr. Cameron shared we are working to make the best use of land as identified in our Comprehensive Plan, adding there are better uses for some locations. Mr. Cameron emphasized he doesn't believe the city should do a blanket decision to stop approving self-storage facilities as it did with apartments years ago. However, we do need to look at it and slow down to get a better answer on what is a good number for the city. There are a lot of storage units, and we want to know why and determine if the city is getting over-saturated. Mr. Cameron shared we will continue to work on these moving forward, adding this is nothing against the projects presented tonight. We do need the highest and best use of the land that is in the best interests of the community. Mr. Cameron added the Police have to come work thefts at these facilities and there is a cost to the community for that. Mr. Cameron also noted there are self-storage facilities planned for the Iron Grain District, but that project has multi-family housing along with retail. Mr. Cameron clarified the outlying lots with self-storage popping up doesn't always match up.

City Administrator David Cameron thanked everyone for the discussion tonight during the Wastewater 101 workshop held prior to this meeting. Mr. Cameron noted the work session was recorded for the community to watch. Mr. Cameron announced that the meeting on October 4th will include discussion about sewer rate increases. Mr. Cameron noted we streamed the meeting to provide information to the community. Mr. Cameron thanked Council for coming to the workshop.

City Administrator David Cameron directed Council to the documents at each seat, including OTO handouts with information on the state of transportation. Mr. Cameron made note of page 5, which indicated the commute times are 25.5 minutes in Republic which are up from 21 minutes. Mr. Cameron noted that this is how funding is scored when looking at how to reduce commute time. Mr. Cameron announced we will also provide a link to this on our website.

City Administrator David Cameron notified Council of the Legislative Breakfast at the OTO to talk about the state of infrastructure in the region and invited them to attend. Mr. Cameron noted Council Member Franklin and Mayor Russell attended last year. Senator Hawley and Senator Blunt will have representatives in attendance. This will be on October 20th and Council can get with Laura, Lisa or David to RSVP by October 7th. Mr. Cameron added he loves seeing our representatives at the meeting.

Council Member Mitchell referenced the discussion on self-storage, adding she would love to sit and have a roundtable discussion on the future of development. Mr. Cameron responded that we want to talk about several topics long-term like we did in January or February 2020 regarding concerns we hear and have as staff. Mr. Cameron shared we need a Housing 101, pointing out R1-Z is a scary zoning as it is high density. Mr. Cameron noted we plan to have a workshop regarding Charter updates and Council 101 tentatively on November 17th. We will also find out when the best time would be for longer versions of these meetings, and we still have a budget meeting coming up.

Council Member Franklin shared he would love to have the discussion in the future while pointing out we need to be mindful of private property rights. Mr. Franklin noted he attended the MML conference last week, adding it was a great opportunity for Council to attend classes, learn a lot, and have a lot of great conversations. Mr. Franklin shared it was a great networking opportunity, adding he had a great 20 minute conversation with the City Administrator of Strafford, Martha Smart, who has attended one of our meetings. She and Mayor Ashley French had great things to say about the city as well as Mr. Cameron. Mr. Franklin thanked everyone at the city for their great work.

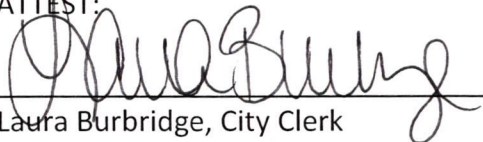
Mayor Russell shared he is a bit old school as he likes to read a lot of books and subscribes to 2 newspapers. Mayor Russell noted he reads Mr. Burton's article every week, adding his first job was at the Lawrence County Record. Mayor Russell noted the only time he has cut out an article was the Leadership article Mr. Burton wrote two years ago and he still has it hung up. Mayor Russell shared he was glad he

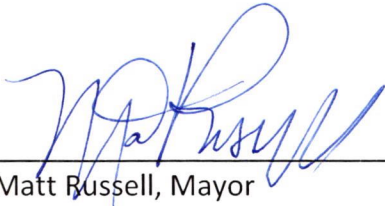
had the opportunity to do the proclamation because there are people in neighborhoods making a difference and Mr. Burton is on the top of that list because he cares. Mayor Russell thanked Mr. Burton for his service and for helping to make the community better.

**Adjournment**

Mayor Russell adjourned the meeting at 6:53 p.m.

ATTEST:

  
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Laura Burbridge, City Clerk

  
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Matt Russell, Mayor

