



**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

**MINUTES**  
**City Council Regular Session**  
**Municipal Court Building, 540 Civic Blvd**  
**August 27, 2024 at 6:00 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 Eric Franklin at 6:00 p.m. Council Members present included Justin Shaw, 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, 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, Recreation Superintendent Garrett Cline, Engineer Angel Falig, 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.

**Mayor's Announcements**

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

Mayor Franklin announced the appointment of Peggy King to the Housing Authority.

**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 Harter and seconded by Council Member Neal to approve the consent agenda. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried.

- 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).**



Motion was made by Council Member Shaw and seconded by Council Member Fields to have the second reading of Bill 24-46 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Chris Tabor was available for questions of Council. Council Member Shaw motioned for the passage of Bill 24-46. Council Member Neal seconded. A roll call vote was taken digitally. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. Motion Carried.

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).**

Motion was made by Council Member Harter and seconded by Council Member Neal to have the second reading of Bill 24-47 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Patrick Ruiz was available for questions of Council. Council Member Harter motioned for the passage of Bill 24-47. Council Member Neal seconded. A roll call vote was taken digitally. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. Motion Carried.

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).**

Motion was made by Council Member Fields and seconded by Council Member Shaw to have the second reading of Bill 24-48 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Chris Tabor was available for questions of Council. Council Member Harter motioned for the passage of Bill 24-48. Council Member Neal seconded. A roll call vote was taken digitally. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. Motion Carried.

6. **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 Neal and seconded by Council Member Harter to have the second reading of Bill 24-49 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Megan McCullough was available for questions of Council. Council Member Harter motioned for the passage of Bill 24-49. Council Member Neal seconded. A roll call vote was taken digitally. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. Motion Carried.

7. **A Public Hearing of the City Council Regarding Setting the 2024 Property Tax Levies for the City of Republic, Missouri.**

Mayor Franklin opened the public hearing at 6:06 p.m. No one came forward so Mayor Franklin closed the public hearing at 6:07 p.m.

8. **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 Neal and seconded by Council Member Harter to have the second reading of Bill 24-50 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Bob Ford was available for questions of Council. Council Member Fields motioned for the passage of Bill 24-50. Council Member Shaw

seconded. A roll call vote was taken digitally. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. Motion Carried.

9. **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 Harter and seconded by Council Member Neal to have the second reading of Bill 24-51 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Bob Ford was available for questions of Council. Council Member Harter motioned for the passage of Bill 24-51. Council Member Neal seconded. A roll call vote was taken digitally. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. Motion Carried.

**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.**

Motion was made by Council Member Shaw and seconded by Council Member Neal to have the first reading of Bill 24-52 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Karen Haynes gave an overview of the bill. Derek Lee, 1200 E. Woodhurst spoke in favor of the bill representing the owner, Wal Mart and Mr. Rankin prior to closing. Mayor Franklin reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

11. **24-53 An Ordinance of the City Council Approving the Final Plat of The Hills of Olde Savannah Second Addition Subdivision.**

Motion was made by Council Member Harter and seconded by Council Member Neal to have the first reading of Bill 24-53 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin announced that pursuant to 3.10 (f) of the Charter, Staff has requested the second reading of this ordinance during tonight's meeting. Council Member Gerke motioned to hold the second reading during tonight's meeting. Council Member Neal seconded. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried.

12. **24-54 An Ordinance of the City Council Approving the Final Plat of The Lakes at Shuyler Ridge Phase 4 Subdivision.**

Motion was made by Council Member Harter and seconded by Council Member Neal to have the first reading of Bill 24-54 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin announced that pursuant to 3.10 (f) of the Charter, Staff has requested the second reading of this ordinance during tonight's meeting. Council Member Harter motioned to hold the second reading during tonight's meeting. Council Member Neal seconded. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried.

**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.**

Motion was made by Council Member Harter and seconded by Council Member Neal to have the second reading of Bill 24-53 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Chris Tabor was available for questions of Council. Council Member Harter motioned for the passage of Bill 24-53. Council Member Neal seconded. A roll call vote was taken digitally. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. Motion Carried.

**14. 24-54 An Ordinance of the City Council Approving the Final Plat of The Lakes at Shuyler Ridge Phase 4 Subdivision.**

Motion was made by Council Member Neal and seconded by Council Member Harter to have the second reading of Bill 24-54 by title only. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Chris Tabor was available for questions of Council. Council Member Harter motioned for the passage of Bill 24-54. Council Member Fields seconded. A roll call vote was taken digitally. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. Motion Carried.

**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.**

Motion was made by Council Member Fields and seconded by Council Member Neal to take up Resolution 24-R-34. David Cameron presented the Resolution and answered questions of Council. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried.

**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.**

Motion was made by Council Member Shaw and seconded by Council Member Fields to take up Resolution 24-R-35. David Cameron presented the Resolution and answered questions of Council. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried.

**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.**

Motion was made by Council Member Neal and seconded by Council Member Gerke to take up Resolution 24-R-36. Bob Ford presented the Resolution and answered questions of Council. The vote was 7 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, and Updike. 0 Nay. Motion Carried.

**Reports from Staff**

City Administrator David Cameron noted there is no Administrator's Report tonight, but will have one again on September 10th. Mr. Cameron announced that a former 8-year-veteran of the Republic Police Department, Justin Warnow, unexpectedly passed away on August 26<sup>th</sup>. Mr. Cameron expressed his condolences and deep sympathy to his friends and family.

City Administrator David Cameron announced that all administrative staff have moved offices to the BUILDS building. Mr. Cameron reported we will see a transition of the Council Chamber to that facility

in the future. Mr. Cameron noted the drop box at 213 N. Main St will be moved to the BUILDS Building on 10/1.

City Administrator David Cameron announced a Council Workshop on September 24th regarding water rates.

City Administrator David Cameron thanked those who signed up to participate in the gotMud? Run. Mr. Cameron reported that over a quarter million gallons of water was hauled to make that event happen. Mr. Cameron thanked the staff for their work on it.

City Administrator David Cameron thanked Council for the passage of the budget amendment. Mr. Cameron congratulated Josh Jones as his data analysis team was added as part of the amendment. Mr. Cameron reported he will forward a document from Cherry Bekaert, our ERP consultant, commending the data analysis team for their forward thinking that helps puts them ahead of the curve compared to most communities.

City Administrator David Cameron announced the Wal Mart project is another great addition to the community, thanking Tom Rankins and staff for making that happen. Mr. Cameron reported this has been ongoing work for about 2 years. Mr. Cameron shared his appreciation for Council's support on these developer agreements, noting he can't talk about how many jobs were created from this project yet but it is significant.

City Administrator David Cameron thanked Karen Haynes, Chris Tabor, and Patrick Ruiz for their work on his presentation regarding Community Improvement Districts, adding they did all the preparation with little to no direction or assistance.

City Administrator David Cameron announced the birth of his first grandchild, Adeline James Cameron, who was born last night. Mr. Cameron noted her birth reminds him what we are working for and that we want to take care of the community the right way. Mr. Cameron congratulated his son and daughter in law.

City Administrator David Cameron wished everyone a great Labor Day weekend.

Mayor Eric Franklin expressed his condolences and prayers to the Warnow family and their friends. Mayor Franklin thanked everyone for participating in the gotMud? Run, adding he has heard great feedback.

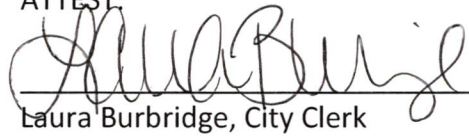
**Executive Session:** *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

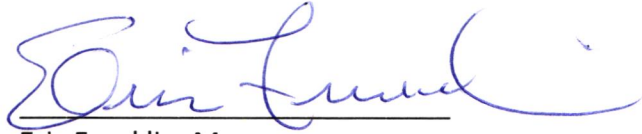
1. RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record.
2. RSMo 610.021.13 Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants or employment. Closed Session. Closed Vote. Closed Record.

Motion was made by Council Member Harter and seconded by Council Member Shaw at 6:46 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 7 Aye-Updike, Neal, Harter, Fields, Campbell, Shaw, and Gerke. 0 Nay. Motion carried.

Motion was made by Council Member Updike and seconded by Council Member Harter to adjourn the Executive Session Meeting at 7:10 p.m. A roll call vote was taken. The vote was 7 Aye-Campbell, Updike, Neal, Gerke, Fields, Harter, and Shaw. 0 Nay. Motion carried.

ATTEST:

  
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Laura Burbridge, City Clerk

  
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Eric Franklin, Mayor

