



**MINUTES**  
**City Council Meeting**  
**Municipal Court Building, 540 Civic Blvd**  
**September 19, 2023 at 6:00 PM**

**Matt Russell, Mayor**  
Eric Gerke, Ward I  
Garry Wilson, Ward II  
Christopher Updike, Ward III  
Justin Neal, Ward IV  
Eric Franklin, Ward I  
Gerry Pool, Ward II  
Brian Fields, 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 Pro Tem Eric Gerke at 6:00 p.m. Council Members present included Eric Franklin, Garry Wilson, Eric Gerke, Chris Updike, Brian Fields, Justin Neal, and Clint Gerlek. Others in attendance were: City Administrator David Cameron, Chief of Staff Lisa Addington, City Attorney Megan McCullough, BUILDS Administrator Karen Haynes, Police Major Jamie Burks, Assistant BUILDS Administrator Garrett Brickner, Fire Chief Duane Compton, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Principal Planner Chris Tabor, Associate Planner Patrick Ruiz, Data and Security Supervisor Michael Sallee, City Clerk Laura Burbridge, Assistant Parks and Recreation Director Jennafer Mayfield, Engineering Manager Angel Falig, and IT Director Chris Crosby.

**Opening Prayer**

Opening prayer was led by City Administrator David Cameron.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Mayor Pro Tem Eric Gerke.

**Swearing In of Appointed Officials**

Mayor Pro Tem Eric Gerke announced new Council Members Brian Fields and Justin Neal. City Clerk Laura Burbridge swore in the new Council Members.

**Citizen Participation**

Mayor Pro Tem Eric Gerke opened citizen participation at 6:03 p.m. Bryan Smith, 726 W. Scott Circle reported concerns that the lazy river is being built where an old sewer lagoon was previously located. Mr. Smith noted this was the site of the best known sewage collapse in 1968 where 4 million gallons of sewage entered the water system through a sinkhole. Mr. Smith asked what tests were done to test the sinkhole and safety of the location.

Parks and Recreation Director Jared Keeling reported we did testing through borings and hired Palmerton and Parrish to test soils and evaluate the site. Mr. Keeling reported there have been two small sinkholes that have been remediated.

Mayor Pro Tem Eric Gerke closed citizen participation at 6:06 p.m.

**Consent Agenda**

Motion was made by Council Member Updike and seconded by Council Member Franklin to approve the consent agenda. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried.

1. Approve September 29, 2023 City Council Minutes.
2. Approve September 7, 2023 City Council Special Session Minutes.
3. Approve Vendor List.
4. Approve Utility Billing Adjustments.



5. 23-R-54 A Resolution of the City Council Authorizing the City Administrator to Submit a Renewal Application for Hall Provider of Bingo Premises.

#### **Board, Commission, and Committee Schedule**

Planning & Zoning Meeting	October 2, 2023
City Council Meeting	October 3, 2023
Board of Adjustment Meeting	October 5, 2023-Cancelled
City Council Meeting	October 17, 2023

#### **Old Business and Tabled Items**

6. **23-30 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Ten Point Four-Four (10.44) Acres, Located at 688 South Kansas Avenue, from Agricultural (AG) and Medium Density Single-Family (R1-M) to Two-Family Residential (R-2).**

Mayor Pro Tem Eric Gerke announced that 23-30 had been tabled on August 22, 2023 to be heard for a first reading at this meeting. Motion was made by Council Member Wilson and seconded by Council Member Franklin to have the first reading of Bill 23-30 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Pro Tem Gerke opened citizen participation.

Colby Hall, 901 E. St. Louis Street, spoke in opposition representing an interested neighbor. Mr. Hall cited concerns of the rezone being based on outdated information on the supply and demand as well as the traffic study being from 2022. Mr. Hall reported that doesn't take into consideration development that occurred since that traffic study. Mr. Hall also noted this is a 2-step jump for the agricultural zoned portion.

Susie Banasik, 707 S. Countryside, reported that she is concerned that one Council Member just got sworn in and she would have liked more time to speak to their representatives. Ms. Banasik cited the 2 step zoning increase as a concern and reported she felt the property is more appropriate for single family. Ms. Banasik also noted this would decrease the value of her property.

Rob Brunner, 728 S. Lipscomb Dr., reported he moved to the neighborhood about a month ago. Mr. Brunner reported concerns of crime increases with rental properties and overpopulation, noting kids are playing out on the streets because it is safe.

Denise Anderson, 744 S. Kansas, spoke as the neighbor adjacent to the agricultural zoned portion. Ms. Anderson reported they all would support single family, but are not in support of duplexes. Ms. Anderson reported the duplexes would surround 50% of her property, decreasing the value of her property. Ms. Anderson noted that the O'Neal and Kansas intersection already has issues.

Cody Greenhaw, 709 S. Countryside, reported they can play outside in the streets with the kids. Mr. Greenshaw noted his home was an investment, and its value would be reduced by the duplexes. Mr. Greenshaw reported they want houses that match the surroundings.

Ed Smith, 821 W. Charlotte, reported concerns about water draining to his property. Mr. Smith noted the trash from development runs to his property and he would like the drain behind his home fixed. Mr. Smith also reported concerns regarding the access points.

Betty North, 783 W. O'Neal Rd., asked Mr. Tabor what else could be built on the property. Mr. Tabor reported R-1 and R-2 would be permitted with nothing higher than duplex-meaning 2 units on 1 lot. Ms. North reported concerns about group homes, model homes, and high density. Mr.