



MINUTES

City Council Meeting Municipal Court Building, 540 Civic Blvd October 03, 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 Matt Russell at 6:00 p.m. Council Members present included Eric Franklin, Garry Wilson, Eric Gerke, Chris Updike, Brian Fields, Justin Neal, Gerry Pool, 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, Recreation Superintendent Garrett Cline, Finance Director Bob Ford, Assistant City Administrator-Community Development Andrew Nelson, Data and Security Supervisor Michael Sallee, Executive Assistant Jordan Furnas, Sargent Lucas Peery, Utility Locator Tim Fowkes, 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 Matt Russell.

Citizen Participation

Mayor Russell opened citizen participation at 6:01 p.m. No one came forward so Mayor Russell closed citizen participation at 6:02 p.m.

Other Business

1. 23-R-56 A Resolution of the City Council Excusing Absences of Council Member Pool.

City Administrator David Cameron explained the Resolution and opened for Council Member discussion and questions. Mayor Russell asked for a motion to approve Resolution 23-R-56. No motion was made. As there was no motion, Mayor Russell announced that according to the Charter, Council Member Pool has forfeited her seat. Mrs. Pool left the meeting at that time.

Consent Agenda

Council Member Updike arrived at 6:18 p.m. Motion was made by Council Member Franklin and seconded by Council Member Wilson to approve the consent agenda. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried.

2. Approve the September 19, 2023 City Council Minutes.
3. 23-R-57 A Resolution of the City Council Approving the Dates For Meetings Of The City Council, Planning And Zoning Commission, And Board Of Adjustment During Calendar Year 2024.

Board, Commission, and Committee Schedule

Board of Adjustment Meeting	October 5, 2023-Cancelled
City Council Meeting	October 17, 2023
Board of Adjustment Meeting	November 2, 2023



Old Business and Tabled Items

4. **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).**

Motion was made by Council Member Wilson and seconded by Council Member Neal to have the second 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 was available to answer questions. Council Member Wilson motioned for the passage of Bill 23-30. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 4 Aye-Fields, Franklin, Gerke, and Wilson. 3 Nay-Gerlek, Neal, and Updike. Motion failed.

5. **23-35 An Ordinance of the City Council Approving a Special Use Permit for Melanie Fergason to Operate Republic Animal Hospital on Real Property Located at 542, 546, 550, and 554 East Harrison Street.**

Motion was made by Council Member Fields and seconded by Council Member Franklin to have the second reading of Bill 23-35 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Patrick Ruiz was available to answer questions. Council Member Updike motioned for the passage of Bill 23-35. Council Member Wilson seconded. A roll call vote was taken digitally. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion carried.

6. **23-36 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Fifteen Acres, Located at 1230 South State Highway MM, from Agricultural (AG) to Heavy Industrial (M-2).**

Motion was made by Council Member Franklin and seconded by Council Member Neal to have the second reading of Bill 23-36 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Patrick Ruiz was available to answer questions. Council Member Updike motioned for the passage of Bill 23-36. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion carried.

7. **23-37 An Ordinance of the City Council Approving the Annexation of Approximately 40.456 Acres Located at 7217 West Farm Road 182 and Adjacent Right-of-Way.**

Motion was made by Council Member Fields and seconded by Council Member Franklin to have the second reading of Bill 23-37 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available to answer questions. Council Member Updike motioned for the passage of Bill 23-37. Council Member Gerke seconded. A roll call vote was taken digitally. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion carried.

8. **23-38 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 40 Acres of Real Property Located at the Intersection of South Farm Road 101 and West Farm Road 170, from Planned Development District (PDD) to Boyce Mixed-Use Planned Development District (PDD).**

Motion was made by Council Member Fields and seconded by Council Member Franklin to have the second reading of Bill 23-38 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available to answer questions. Council Member Updike motioned for the passage of Bill 23-38. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion carried.

9. 23-39 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 17.19 Acres, Located at 3020 and 2946 North York Avenue, from Agricultural (AG) to 6-Point Junction Planned Development District (PDD).

Motion was made by Council Member Wilson and seconded by Council Member Franklin to have the second reading of Bill 23-39 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available to answer questions. Council Member Wilson motioned for the passage of Bill 23-39. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 5 Aye-Fields, Franklin, Gerke, Neal, and Wilson. 2 Nay-Gerlek and Updike. Motion carried.

10. 23-40 An Ordinance of the City Council Amending Title IV ("Land Use"), Chapter 410 ("Subdivision Regulations") of the Municipal Code of the City of Republic, Missouri.

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the second reading of Bill 23-40 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available to answer questions. Council Member Wilson motioned for the passage of Bill 23-40. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion carried.

11. 23-41 An Ordinance of the City Council Approving and Adopting Standard Specifications and Details for Water and Sewer Construction, to Replace the Current Construction Specifications and Stormwater Management and Design Criteria Manual, and Amending Title V, Chapter 510, Article 510-IV, Section 510.120 ("Construction Specifications and Replacing the Construction Specifications for Public Improvements") of the Municipal Code of the City of Republic, Missouri to Reference the Specifications Adopted Herein.

Motion was made by Council Member Fields and seconded by Council Member Updike to have the second reading of Bill 23-41 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Angel Falig was available to answer questions. Council Member Gerke motioned for the passage of Bill 23-41. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion carried.

12. 23-42 An Ordinance of the City Council Approving and Adopting a Stormwater Management and Design Criteria Manual.

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the second reading of Bill 23-42 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Angel Falig was available to answer questions. Council Member Updike motioned for the passage of Bill 23-42. Council Member Fields seconded. A roll call vote was taken digitally. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion carried.

13.23-43 An Ordinance of the City Council Amending Title II, Chapter 215, Article 215-IV of the Municipal Code of the City of Republic, Missouri, by Repealing Subsection (G) of Section 215.840 (“Weapons-Carrying Concealed-Other Unlawful Use”).

Motion was made by Council Member Updike and seconded by Council Member Wilson to have the second reading of Bill 23-43 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. David Cameron was available to answer questions. Council Member Fields motioned for the passage of Bill 23-43. Council Member Wilson seconded. A roll call vote was taken digitally. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion carried.

14.23-44 An Ordinance of the City Council Approving the Final Plat of the Iron Grain Planned Development District Phase One.

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the second reading of Bill 23-44 by title only. The vote was 6 Aye-Fields, Franklin, Gerlek, Neal, Updike, and Wilson. 0 Nay. 1 Abstain-Gerke. Motion Carried. Chris Tabor was available to answer questions. Council Member Updike motioned for the passage of Bill 23-44. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 6 Aye-Fields, Franklin, Gerlek, Neal, Updike, and Wilson. 0 Nay. 1 Abstain-Gerke. Motion Carried.

New Business (First Reading of Ordinances)

15.A Public Hearing of the City Council Regarding Approving the Annexation of Approximately 0.29 Acres of Property Located at 1167 North Oakwood Avenue and Adjacent Right-of-Way.

Mayor Russell opened the public hearing at 6:41 p.m. No one came forward so Mayor Russell closed the public hearing at 6:41 p.m.

16.23-45 An Ordinance of the City Council Approving the Annexation of Approximately 0.29 Acres of Property Located at 1167 North Oakwood Avenue and Adjacent Right-of-Way.

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the first reading of Bill 23-45 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 Russell reminded Council this is a first read and to get with staff with questions prior to the next meeting.

17.23-46 An Ordinance of the City Council Amending Title V, Chapter 515, Sections 515.010 (“Applicability; Preemption”), 515.020 (“Definitions”), 515.050 (“Permits Required; Requirements”), 515.090 (“Row User Responsibilities And Requirements”), and 515.110 (“Inspections, Stop Work Orders, Appeals, And Penalties”) of the Municipal Code of the City of Republic, Missouri.

Motion was made by Council Member Updike and seconded by Council Member Gerke to have the first reading of Bill 23-46 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Garrett Brickner gave an overview of the bill. Mayor Russell reminded Council this is a first read and to get with staff with questions prior to the next meeting.

18.23-47 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 28.88 Acres, Located at the 7200 Block of West Farm Road 170, from Kirkwood Estates Planned Development District (PDD 22-003) to Kirkwood Estates Planned Development District (PDD 23-005).

Motion was made by Council Member Fields and seconded by Council Member Franklin to have the first reading of Bill 23-47 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 Russell reminded Council this is a first read and to get with staff with questions prior to the next meeting.

19.23-48 An Ordinance of The City Council Approving Execution of a First Amendment to the Developer Agreement with Republic R-III School District for the Construction of a Queuing Road for the Republic Schools Located at North Main Street and West State Highway 174.

Motion was made by Council Member Updike and seconded by Council Member Wilson to have the first reading of Bill 23-48 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Garrett Brickner gave an overview of the bill. Mayor Russell reminded Council this is a first read and to get with staff with questions prior to the next meeting.

20.23-49 An Ordinance of The City Council Authorizing Execution of an Amendment to the Developer Agreement with The Iron Grain District, LLC and Magers Republic No. 3C, LLC for the Continued Development of the Iron Grain District.

Motion was made by Council Member Wilson and seconded by Council Member Updike to have the first reading of Bill 23-49 by title only. The vote was 6 Aye-Fields, Franklin, Gerlek, Neal, Updike, and Wilson. 0 Nay. 1 Abstain-Gerke. Motion Carried. Garrett Brickner gave an overview of the bill. Mayor Russell reminded Council this is a first read and to get with staff with questions prior to the next meeting.

Other Business (Resolutions)-None

Reports from Staff

City Administrator David Cameron noted the last two meetings have been lengthy and commended Council Member Gerke for doing a great job running the meeting last time. Mr. Cameron added that tonight was one of the most difficult nights of his career, and while it is our responsibility to address these things, none of us want to do that. Mr. Cameron commended Mrs. Pool for her work for the city, noting we named the Senior Center after her. Mr. Cameron added we will celebrate her appropriately.

City Administrator David Cameron thanked the Boy Scout in attendance for tonight's meeting.

City Administrator David Cameron congratulated Convoy of Hope for the dedication ceremony scheduled for Thursday afternoon. The Governor and past Governor will both be there. Mr. Cameron thanked Convoy of Hope for allowing staff to tour their facilities prior to their dedication and reminded Council of the developer agreement we did with Convoy of Hope that allowed our crews to install infrastructure at the campus. Mr. Cameron also congratulated Jordan Valley for their dedication today, adding it has been scheduled 4-5 times but cancelled due to weather. Mr. Cameron noted Representative Burleson and Senator Trent both attended.

City Administrator David Cameron announced we will be selling the property on Oakwood that was purchased in 2016. At the time of purchase, it seemed like the right location, but the direction of growth has since changed. Mr. Cameron noted signage will be posted soon and reminded Council that part of the proceeds of that sale will be an in kind contribution to the new library in Republic.

City Administrator David Cameron thanked Council for the approval of the developer agreement amendment with the schools to clean those up from an auditing perspective. Mr. Cameron noted this is

a good way for our community and government to function. Mr. Cameron shared his appreciation to the Republic School District for their willingness to work with us to split the price tag evenly.

City Administrator David Cameron announced an item at the next Council meeting for a new developer agreement for water line at the new 5-6 grade center. Mr. Cameron noted we do not always share what we are doing to save our citizens tax dollars, but this will save the school over \$1.4 million by having our crews working on it, which then saves the taxpayers. Mr. Cameron noted that water line is not exciting, but it is always great to save tax payer dollars. Mr. Cameron added that the relationship between the school and city wasn't always great, but the partnership we have developed is really good now.

City Administrator David Cameron announced there will be a work session in November for potential April Ballot topics including Charter Amendments and a recreational marijuana sales tax for Council to consider.

City Administrator David Cameron noted we had an event at the Fire Department with Greene County law enforcement on campus, and tonight we have multiple jurisdictions at our facility. Mr. Cameron thanked staff for arranging the training. Mr. Cameron noted he is not sure why anyone would want to put on a badge and take that responsibility in the current climate, but he appreciates and supports that work. Mr. Cameron noted the value he has seen in doing ride alongs with law enforcement and shared his appreciation for the work done by staff to protect and serve our community. Mr. Cameron noted he appreciates Council's willingness to serve for \$200 per month.

Council Member Franklin thanked staff for the hard work on the agenda. Mr. Franklin added he appreciates the help in getting questions answered. Mr. Franklin noted the bright red steaming machine and was excited to see crack sealing going on, adding it is not glamorous but he appreciates the effort to seal the cracks. Mr. Franklin noted he looks forward to Pumpkin Daze and thanked city staff, the pumpkin daze committee, and Kiwanis for the work done to host it.

Mayor Russell noted he will have served 4 years as Mayor in April plus 2 years on Council. Mayor Russell added he has become friends with the people out there and up here. Mayor Russell noted that freedom and friendship allows him to ask Mr. Gerke to cover a meeting so he can attend his kids' games. Mayor Russell shared what had to happen tonight is tearing his heart apart, adding he appreciated the support. Mayor Russell added nobody wanted to do that as Mrs. Pool is a pillar of our community and deserves respect for her years of service. Mayor Russell acknowledged we have to make hard decisions, and while he sometimes goes back and forth with Council Member Franklin and others, they can walk away friendly despite not always agreeing. Mayor Russell added we can be respectful and kind while disagreeing.

Adjournment

Mayor Russell adjourned the meeting at 7:09 p.m.

ATTEST:


Laura Burbridge, City Clerk


Matt Russell, Mayor