



**AMENDED AGENDA**  
**City Council Meeting**  
**Municipal Court Building, 540 Civic Blvd**  
**August 29, 2023 at 6:00 PM**

**Matt Russell, Mayor**  
Eric Gerke, Ward I  
Garry Wilson, Ward II  
Christopher Updike, Ward III  
  
Eric Franklin, Ward I  
Gerry Pool, Ward II  
Clint Gerlek, Ward IV

**Call Meeting to Order**

**Opening Prayer**

**Pledge of Allegiance**

**Citizen Participation**

**Consent Agenda**

1. Approve August 22, 2023 City Council Meeting Minutes.

**Board, Commission, and Committee Schedule**

City Council Meeting	September 5, 2023-Cancelled
Board of Adjustment Meeting	September 7, 2023-Cancelled
Planning & Zoning Meeting	September 11, 2023
City Council Meeting	September 19, 2023

**Old Business and Tabled Items**

2. 23-27 An Ordinance of the City Council Approving Execution of a Developer Agreement with Shuyler Ridge LLC for Development of Phase Four of The Lakes at Shuyler Ridge Subdivision.
3. 23-28 An Ordinance of the City Council Approving a Special Use Permit for Gator State Storage FP, LLC to Operate a Boat, Vehicle, and Self-Storage Facility on Real Property Located at 111 and 107 West Broad Street.
4. 23-29 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 203.39 Acres, Located at 1462 South State Highway MM, from Agricultural (AG) to Garrett Farm Planned Development District (PDD).
5. 23-31 An Ordinance of the City Council Approving Budget Amendment No. 1 to the Budget for the Fiscal Year 2023.
6. A Public Hearing of the City Council Regarding Setting the 2023 Property Tax Levies for the City of Republic, Missouri.
7. 23-32 An Ordinance of the City Council Setting the 2023 Property Tax Levies for the City of Republic, Missouri.
8. 23-33 An Ordinance of the City Council Approving the Final Plat of Wilson's Valley Planned Development District Phase One.
9. 23-34 An Ordinance of the City Council Approving Execution of a Developer Agreement with Wilson's Valley, LLC for the Deferment of Certain Infrastructure Obligations in Exchange for the Developer's Dedication of Right-of-Way to the City.

**New Business (First Reading of Ordinances)-None**

**Other Business (Resolutions)-None**

Individuals addressing the Council are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 417-732-3101 at least three days prior to the scheduled meeting. **All meetings are recorded for public viewing.**

## **Reports from Staff**

**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 610.021.12 Any documents related to a negotiated contract until a contract is executed, or all proposals are rejected. Closed session. Closed vote. Closed record.
2. 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.

## **Adjournment**





**Matt Russell, Mayor**  
Eric Gerke, Ward I  
Garry Wilson, Ward II  
Christopher Updike, Ward III  
  
Eric Franklin, Ward I  
Gerry Pool, Ward II  
Clint Gerlek, Ward IV

**MINUTES**  
**City Council Meeting**  
**Municipal Court Building, 540 Civic Blvd**  
**August 22, 2023 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 Matt Russell at 6:00 p.m. Council Members present included Eric Franklin, Garry Wilson, Eric Gerke, Chris Updike, and Clint Gerlek. Others in attendance were: City Administrator David Cameron, City Chief of Staff Lisa Addington, Attorney Megan McCullough, Police Chief Brian Sells, Police Major Jamie Burks, Assistant Parks and Recreation Director Jennafer Mayfield, Assistant BUILDS Administrator Garrett Brickner, Fire Chief Duane Compton, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Executive Assistant Jordan Furnas, Principal Planner Chris Tabor, Associate Planner Patrick Ruiz, GIS Manager Josh Jones, Data and Security Supervisor Michael Sallee, Administrative Manager Trenton Sims, Patrol Sergeant Kenneth Hart, City Clerk Laura Burbridge, Finance Director Bob Ford, 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. Chris Brown, 7534 W. Highway 60 spoke about the importance of pollinators and requested the city become a Pollinator Sanctuary and require pollinator friendly plants in developments and businesses.

Terry Mooneyham, 1733 E. Charles St. spoke representing the Historical Society. Ms. Mooneyham requested the demolition of the Public Works building be delayed 6 months to give the Historical Society a chance to pursue financing or grants to preserve it. Ms. Mooneyham also requested the property be donated to the Historical Society. Mayor Russell closed citizen participation at 6:08 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 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried.

1. Approve July 18, 2023 City Council Minutes.
2. Approve Vendor List.
3. As per RSMo. 109.230(4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.
4. 23-R-46 A Resolution of the City Council Authorizing the City Administrator to Negotiate and Draft a Developer's Agreement with Republic R-III School District for Infrastructure Installation at the New Republic Intermediate School.
5. 23-R-47 A Resolution of the City Council Authorizing Expenditures Relating to Two Missouri Department of Public Safety ARPA Grant Awards.

6. **23-R-48 A Resolution of the City Council Authorizing the City Administrator to Spend Up to an Additional Four Thousand Dollars for the Purchase of Base Rock from Clever Stone Company, Inc. in Connection with the Republic School District Perimeter Queuing Road Project.**

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

City Council Meeting	August 29, 2023
City Council Meeting	September 5, 2023-Cancelled
Board of Adjustment Meeting	September 7, 2023-Cancelled
Planning & Zoning Meeting	September 11, 2023
City Council Meeting	September 19, 2023

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

7. **23-21 An Ordinance of the City Council Authorizing the Execution of an Intergovernmental Cooperative Agreement with Greene County, Missouri for Road Striping Services.**

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the second reading of Bill 23-21 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Garrett Brickner was available to answer questions. Council Member Wilson motioned for the passage of Bill 23-21. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried.

8. **23-22 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 23-22 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available to answer questions. Council Member Updike motioned for the passage of Bill 23-22. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 4 Aye-Franklin, Gerlek, Updike, and Wilson. 0 Nay. 1 Abstain-Gerke. Motion Failed.

9. **23-23 An Ordinance of the City Council Approving Execution of a Developer Agreement with Turner Residential Holding, LLC for the Continued Development of the Oak Hills Phase Three Residential Subdivision.**

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

10. **23-24 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Four (4) Acres of Real Property Located at 1192 South State Highway MM, from Agricultural (AG) to Heavy Industrial (M-2).**

Motion was made by Council Member Franklin and seconded by Council Member Updike to have the second reading of Bill 23-24 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available to answer questions. Council Member Wilson motioned for the passage of Bill 23-24. Council Member Franklin seconded. A roll

call vote was taken digitally. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried.

**11.23-25 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately One Point One (1.1) Acres of Real Property Located at 2314, 2318, 2326 and 2330 East Timber Oak Street, from The 12 Stones Planned Development District (PDD) to Two-Family Residential (R-2).**

Motion was made by Council Member Franklin and seconded by Council Member Wilson to have the second reading of Bill 23-25 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available to answer questions. Council Member Franklin motioned for the passage of Bill 23-25. Council Member Updike seconded. A roll call vote was taken digitally. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried.

**12.23-26 An Ordinance of the City Council Authorizing the City Administrator to Execute an Agreement with the City of Springfield, Missouri for the Purchase of Programming Code to Design an Interface for Transferring Information from the Republic Police Department to the Prosecuting Attorney Management System.**

Motion was made by Council Member Gerke and seconded by Council Member Franklin to have the second reading of Bill 23-26 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Megan McCullough was available to answer questions. Council Member Updike motioned for the passage of Bill 23-26. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried.

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

**13.23-27 An Ordinance of the City Council Approving Execution of a Developer Agreement with Shuyler Ridge LLC for Development of Phase Four of The Lakes at Shuyler Ridge Subdivision.**

Motion was made by Council Member Wilson and seconded by Council Member Franklin to have the first reading of Bill 23-27 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor provided an overview of the bill. Mayor Russell reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

**14.23-28 An Ordinance of the City Council Approving a Special Use Permit for Gator State Storage FP, LLC to Operate a Boat, Vehicle, and Self-Storage Facility on Real Property Located at 111 and 107 West Broad Street.**

Motion was made by Council Member Franklin and seconded by Council Member Wilson to have the first reading of Bill 23-28 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Patrick Ruiz provided an overview of the bill. Mayor Russell reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

**15.23-29 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 203.39 Acres, Located at 1462 South State Highway MM, from Agricultural (AG) to Garrett Farm Planned Development District (PDD).**

Motion was made by Council Member Gerke and seconded by Council Member Franklin to have the first reading of Bill 23-29 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor provided an overview of the bill. Jared with Olsson spoke in favor of the bill. Mayor Russell reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

**16.23-30 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 Russell announced that staff has requested to table this item until the September 19, 2023 City Council Meeting.

**17.23-31 An Ordinance of the City Council Approving Budget Amendment No. 1 to the Budget for the Fiscal Year 2023.**

Motion was made by Council Member Wilson and seconded by Council Member Updike to have the first reading of Bill 23-31 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Bob Ford provided an overview of the bill. Mayor Russell reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

**18.23-32 An Ordinance of the City Council Setting the 2023 Property Tax Levies for the City of Republic, Missouri.**

Motion was made by Council Member Wilson and seconded by Council Member Updike to have the first reading of Bill 23-32 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Bob Ford provided an overview of the bill. Mayor Russell reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

**19.23-33 An Ordinance of the City Council Approving the Final Plat of Wilson's Valley Planned Development District Phase One.**

Motion was made by Council Member Franklin and seconded by Council Member Updike to have the first reading of Bill 23-33 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor provided an overview of the bill. Mayor Russell reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

**20.23-34 An Ordinance of the City Council Approving Execution of a Developer Agreement with Wilson's Valley, LLC for the Deferment of Certain Infrastructure Obligations in Exchange for the Developer's Dedication of Right-of-Way to the City.**

Motion was made by Council Member Gerke and seconded by Council Member Updike to have the first reading of Bill 23-34 by title only. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor provided an overview of the bill. Mayor Russell reminded Council that this is a first read and to get with staff prior to the next meeting with any questions.

**Other Business (Resolutions)**

**21.23-R-49 A Resolution of the City Council Authorizing the City Administrator to Execute a First Amendment with Burns & McDonnell for the Wastewater Treatment Facility Expansion Project.**

Motion was made by Council Member Updike and seconded by Council Member Franklin to approve Resolution 23-R-49. Garrett Brickner provided an overview of the Resolution. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried.

**22.23-R-50 A Resolution of the City Council Authorizing the City Administrator to Extend the Engagement of Services with Grote & Associates, Inc. for Government Relations Services.**

Mayor Russell announced this item will be tabled until the August 29, 2023 City Council Meeting.

**23.23-R-51 A Resolution of the City Council Authorizing Supplemental Agreement No. 2 for the Shuyler Creek Trail Project [STBG-6900(813)] with Olsson Engineering for Additional Engineering Services in the Amount of \$73,728.77.**

Motion was made by Council Member Wilson and seconded by Council Member Franklin to approve Resolution 23-R-51. Garrett Brickner provided an overview of the Resolution. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried.

### Reports from Staff

City Administrator David Cameron thanked Bob Ford for the fantastic job, along with everyone that presented. Mr. Cameron noted that Bob has talked about the Wastewater Treatment Plant probably more than anyone else. Mr. Cameron thanked staff for the work to prepare this unusually long three-page agenda.

City Administrator David Cameron thanked Council and the citizens for attending the meeting. Mr. Cameron announced Council Member Self resigned due to moving out of his ward. Mr. Cameron announced we have advertised for the two vacant Council positions. Mr. Cameron apologized for the delays, noting we need more Council Members present to give a fair vote.

City Administrator David Cameron announced we will have Council interviews next Wednesday for those vacant positions in hopes of having a full Council by the September 19 meeting.

City Administrator David Cameron reported the school queuing lane is working well. The intersection at Main and Highway 174 was busy before school started so it didn't fix the busy times in that intersection. Mr. Cameron thanked the city employees that built that and the partnership with the Republic School District. Mr. Cameron noted this was an ideal spot for the lane and the owners were willing to donate the right-of-way.

City Administrator David Cameron shared his appreciation for the Historical Society's presentation, noting there are 3 questions we need to get answered before we could move forward with that request. First, we need to know if we can donate property since the citizens own it. Second, with mold remediation required, can a waiver be issued, and can anyone be allowed to occupy that building when it doesn't meet the city code. Last, are there any laws protecting us from being liable. We will exhaust every effort to get those answered. Mr. Cameron noted we tried to remedy the issues in 2019, but the vote did not go in our favor. Mr. Cameron noted they can call him anytime.

City Administrator David Cameron updated Council on the progress with Well #3 repairs. Staff have pulled 160 feet of pipe and the pump is 500 feet in the ground. Staff and contractors are working throughout the night, and we will hopefully have an update in the morning. There aren't any water pressure issues now, it is more a capacity issue with one well out of service. Pressure and quality are fine and the system is redundant enough to handle it. Garrett Brickner reported it went out this morning and a replacement pump was found within 2 hours. Mr. Cameron reported they will work through the night to get it back in service asap. Flynn is doing the work as they did on Well #6 with Eric Brown working with them.



City Administrator David Cameron reminded Council that we have to take a water tower offline to paint it, but you may not know it in water pressure. With the heat, people are watering, so that will impact this event more than the water tower painting. We will be painting the tower on Hines Street in October.

City Administrator David Cameron thanked staff for the information in the administrative report and encouraged citizens to read it to get local and state updates.

City Administrator David Cameron noted if you haven't driven by the Aquatic Center, you should. There are a lot of things we weren't prepared for, as another city did a similar project and had to turn away people and limit access to residents. Staff have been preparing for an opening date in May and are already discussing these logistics. Mr. Cameron shared his appreciation for the work Parks does to make these things look seamless.

City Administrator David Cameron reported that Chris Crosby has done a great job managing IT to improve cybersecurity. For those who weren't aware, we were attacked for \$975,000 through one email address, and it was a very civilized attack. Staff is consistently working on education and training provided by IT. Our scores are great, and it is about the little things being done well. As Mr. Brown stated in citizen participation, there are things that do not reflect on a spreadsheet.

City Administrator David Cameron announced that Mayor Russell was named as one of the Springfield Business Journal Men of the Year. People don't understand how much Mayor Russell does behind the scenes. He and Krystal also have successful businesses and he serves on Harmony House board.

Council Member Franklin congratulated Mayor Russell for being a Man of the Year. Mr. Franklin thanked the citizens for coming to the meeting, adding his favorite part of Council is hearing from citizens. Mr. Franklin thanked the Planning and Zoning Commission, adding staff does an excellent job and maintains a great level of professionalism. Mr. Franklin reminded everyone that the application deadline for Council seats is Friday. Mr. Franklin also thanked staff for extending the yard waste hours after the storm.

Mayor Russell noted he loves that the Historical Society brought this document in and brought a solution to the table. We hear a lot of what we are doing wrong, but they brought a potential solution, noting he respects the effort. Mayor Russell shared his oldest son Alex plays travel basketball, and his team has been run by Rob Yanders, a 44 year old former star basketball player. Mayor Russell reported Mr. Yanders pushed everyone and they had practice on Sunday and were laughing and joking. That night Mr. Yanders had a massive heart attack and died, leaving behind his wife and 2 small children and thousands of athletes he has coached. Mayor Russell noted he made a difference in his boys' life and will be missed. Mayor Russell noted we don't know when our last moment is, so go home and hug your people.

**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.
4. RSMo 610.021.13 Individually identifiable personnel records, performance ratings and records pertaining to employees or applicants for employment. Closed session. Closed vote. Closed record.

Motion was made by Council Member Updike and seconded by Council Member Franklin at 7:23 p.m. to go into Executive Session under RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record, RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed

record, RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record, and RSMo 610.021.13 Individually identifiable personnel records, performance ratings and records pertaining to employees or applicants for employment. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 5 Aye – Updike, Gerke, Franklin, Wilson, and Gerlek. 0 Nay. Motion carried.

Motion was made by Council Member Franklin and seconded by Council Member Updike to adjourn the Executive Session Meeting at 7:59 p.m. A roll call vote was taken. The vote was 5 Aye – Franklin, Updike, Wilson, Gerlek, and Gerke. 0 Nay. Motion carried.

ATTEST:

\_\_\_\_\_  
Laura Burbridge, City Clerk

\_\_\_\_\_  
Matt Russell, Mayor



## AGENDA ITEM ANALYSIS

Project/Issue Name: 23-27 An Ordinance of the City Council Approving Execution of a Developer Agreement with Shuyler Ridge LLC for Development of Phase Four of The Lakes at Shuyler Ridge Subdivision.

Submitted By: Chris Tabor, Principal Planner

Date: August 29, 2023

### Issue Statement

Shuyler Ridge LLC wishes to enter into a Developer's Agreement for the deferred construction of Bailey Avenue during the construction of the infrastructure associated with Phase 4 of The Lakes at Shuyler Ridge.

### Discussion and/or Analysis

The approved Development Plan for the requires the construction of a portion Bailey Avenue, a secondary arterial class street, as depicted by the City of Republic Major Thoroughfare Plan. The Developer is requesting deferral of Bailey Avenue proportional to the combined number of lots in Phases 3 and 4 of the development. A similar Developer's Agreement was approved by City Council when Phase 3 was preparing to construct infrastructure.

Like the Developer's Agreement approved for Phase 3, the calculations for the total number of lots used to determine the proportional share of the street cost in this Developer's Agreement exclude Phases 1 and 2 of the subdivision. The area of the Lakes at Shuyler Ridge Subdivision pertinent to the Developer's Agreement includes a total of 282 residential lots. This sum consists of Phase 3 (62 lots), Phase 4 (38 lots) and the lots allowable in all future remaining phases (182 lots). The combined total of lots in Phases 3 and 4 (100 lots) represents 34.76% of the total development area considered for the purposes of the Developer's Agreement. The estimated cost of construction of Bailey Avenue, a secondary arterial class street (3,400 LF), is \$1,647,031.67.

The Developer's Agreement financially secures 34.76% of the costs of construction for Bailey Avenue for a period of four years. The proportional cost of Bailey Avenue being secured is \$572,508.20, which represents the total amount being secured through the Developer's Agreement. The developer must construct the required improvements or enter into a new Developer's Agreement with the City prior to the issuance of any additional permit for subsequent phases of development.

### Recommended Action

Staff recommends approval of the Developer's Agreement.



**AN ORDINANCE OF THE CITY COUNCIL APPROVING EXECUTION OF A DEVELOPER AGREEMENT WITH  
SHUYLER RIDGE, LLC FOR THE DEVELOPMENT OF PHASE FOUR OF THE LAKES AT SHUYLER RIDGE  
SUBDIVISION**

**WHEREAS**, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

**WHEREAS**, Shuyler Ridge, LLC ("Developer") is the owner and developer of real property located along West Farm Road 194 in Republic, Missouri, known as The Lakes at Shuyler Ridge ("Property"); and

**WHEREAS**, the Lakes at Shuyler Ridge was approved as a Plot Assignment District in Greene County on January 5, 2005 and included the approval of a preliminary plat (PDD Development Plan) that generally conformed to the City's requirements for preliminary platting; and

**WHEREAS**, the City annexed the entirety of the Plot Assignment District known as the Lakes at Shuyler Ridge on August 25, 2014; and

**WHEREAS**, the City previously entered into development agreements with Developer, which City Council approved by Ordinance No. 14-22 and Ordinance No. 20-32; and

**WHEREAS**, as required by the Preliminary Plat, applicable City Ordinances and the City's adopted Transportation Plan, certain public improvements must be completed upon the Property; and

**WHEREAS**, Developer is prepared to construct Phase 4 of the Property and has requested the City defer certain infrastructure required to be constructed by Developer during construction of Phase 4; and

**WHEREAS**, the City has agreed to defer the requested infrastructure during construction of Phase 4, subject to certain terms and conditions set forth in a Developer Agreement between the City and Developer; and

**WHEREAS**, the Council finds the Developer Agreement is in the City's best interest as it will benefit the community through the continued economic growth and development in the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:**

- Section 1:** The City Administrator or his/her designee, on behalf of the City, is authorized to enter into a Developer Agreement with Shuyler Ridge, LLC for the public improvements referenced herein, to be in substantially the same form as that attached hereto and labeled "Attachment 1."
- Section 2:** The City Administrator, or his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.
- Section 3:** The WHEREAS clauses above are specifically incorporated herein by reference.
- Section 4:** The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

**Section 5:** This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**Attest:**

\_\_\_\_\_  
Matt Russell, Mayor

\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

  
\_\_\_\_\_

Megan McCullough, City Attorney

**Final Passage and Vote:**

### **INFRASTRUCTURE DEVELOPER AGREEMENT**

**THIS INFRASTRUCTURE DEVELOPER AGREEMENT** (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between the City of Republic, Missouri (“City”) and Shuyler Ridge, LLC (“Developer”). City and Developer are referred to together herein as the “Parties.”

**WITNESSETH:**

**WHEREAS**, Developer is currently the owner of real property located along West Farm Road 194 in Republic, Missouri, including that area within Phase 4 as depicted in the map attached hereto and labeled **Exhibit A** (the “Property”); and

**WHEREAS**, Developer is in the process of developing a residential subdivision known as ‘The Lakes at Shuyler Ridge’ (the “Subdivision”) on the Property; and

**WHEREAS**, the Subdivision was approved as a Plot Assignment District in Greene County on January 5, 2005 and included the approval of a preliminary plat (PDD Development Plan) that generally conformed to the City’s requirements for preliminary platting; and

**WHEREAS**, on August 25, 2014, via Ordinance 14-21, the City annexed the entirety of the Subdivision, including Phase 1 of the Subdivision, and approved of the Preliminary Plat for the Subdivision, which was classified as a Planned Development District (PDD) in the City; and

**WHEREAS**, also on August 25, 2014, via Ordinance 14-22, the City Council approved of an initial Development Agreement between the City and Developer; and

**WHEREAS**, on October 3, 2017, via Ordinance 17-38, the City Council approved of the Final Plat for Phase 2 of the Subdivision; and

**WHEREAS**, on or about September 25, 2020, the Parties entered into an Infrastructure Development Agreement governing construction of Phase 3 of the Subdivision; and

**WHEREAS**, on April 19, 2022, via Ordinance 22-18, the City Council approved of the Final Plat for Phase 3 of the Subdivision; and

**WHEREAS**, Developer has indicated its desire to continue development of the Subdivision by constructing Phase 4 of the Subdivision, which consists of approximately thirty six (36) residential lots (“Phase 4”), further described in **Exhibit A**, attached hereto and expressly incorporated by reference; and

**WHEREAS**, as required by the Preliminary Plat / PDD, applicable City Ordinances and the City’s adopted Transportation Plan, certain public improvements must be completed upon the Property; and

**WHEREAS**, Developer has requested the City defer certain infrastructure required to be constructed by Developer during construction of Phase 4; and

**WHEREAS**, the City has agreed to defer the requested infrastructure during construction of Phase 4, subject to the terms contained in this Agreement and approval by City Council.

**NOW, THEREFORE**, in consideration of the covenants and agreements hereinafter set forth, the City and Developer agree as follows:

1. **Ability to Contract:** Developer warrants that it has full ownership interest in the Property such that Developer has the legal authority and ability to enter into this Agreement and fulfill the terms contained herein.

2. **Infrastructure:**

- a. Developer acknowledges and agrees that construction of all required infrastructure for the Property, including all utility, stormwater, and road improvements, as shown on the Preliminary Plat, the City's adopted Transportation Plan and all other Adopted Master Plans of City, and as otherwise required under applicable City Ordinance(s), Rule(s) and Regulation(s), must be completed by Developer before City will issue or approve the final plat, unless otherwise expressly modified by way of this Agreement or subsequent, written agreement of all Parties, adopted by way of addendum to this Agreement. City accepts no ownership, liability, responsibility or otherwise for the installed utilities or infrastructure covered by this section.
- b. City agrees to defer, during construction of Phase 4 only, the requirement for Developer to construct the infrastructure of the following ("Deferred Infrastructure"):
  1. Three thousand four hundred linear feet (3,400 LF) of Bailey Avenue, more specifically described in **Exhibit A**.
- c. Developer acknowledges that construction of the Deferred Infrastructure is merely being deferred during construction of Phase 4 and that all required infrastructure of The Subdivision must still be completed by Developer in accord with the terms and provisions of the approved plans for The Subdivision. Nothing in this Agreement shall be construed as a waiver of the requirement that Developer complete construction of the Deferred Infrastructure.
- d. Nothing in this Agreement shall be construed as requiring the City to construct or pay for any of the Deferred Infrastructure or any other infrastructure on the Property.
- e. The Parties agree that the cost of the Deferred Infrastructure shall be calculated and determined based on a proportionate percentage of the total lots in The Subdivision using costs estimated based upon data available at the time this Agreement is executed, as follows:
  1. Per the Preliminary Plat, of the 282 lots remaining following construction of Phases 1 and 2 of the Subdivision, 62 lots comprise Phase 3 and 36 lots comprise Phase 4, totaling 98 lots.
  2. The combined proportional share of the 98 lots in Phase 3 and Phase 4 of the Subdivision equals 34.75% of the total allotted for the Subdivision.
  3. Based upon relevant data available at the time of execution of this Agreement, the total estimated cost to construct the Deferred Infrastructure is \$1,647,031.67.
  4. The proportionate share of Phase 3 and Phase 4 (34.75%) of the Deferred Infrastructure total estimated cost equals would be \$572,343.51.
  5. The Parties agree the costs shown in this section are merely estimates based upon the relevant data available at the time this Agreement is executed, and such estimates are neither intended to be nor shall be binding upon either party to pay the amounts shown herein; but rather, the actual costs of the Deferred Infrastructure shall be paid by the responsible party once those costs are able to be determined with exactitude.

- f. Developer agrees to secure, through either a letter of credit or other security deemed acceptable by the City and as payable to the City ("Surety"), the proportional amount(s) of the Deferred Infrastructure as set forth above in paragraph 2(e)(4)), which shall be held by the City as security for the construction of the Deferred Infrastructure. Developer agrees and acknowledges that the City will not issue any permits for The Subdivision until it receives the security from Developer as required by this paragraph.
- g. The Surety shall be valid for a minimum period of four (4) years with an additional redemption period of six (6) months for the City to initiate, if necessary, collection efforts on the Surety.
- h. Once the Deferred Infrastructure has been constructed in its entirety and to the satisfaction of the City within its sole discretion after the City has completed its inspection(s), the City shall return the Surety to Developer.
- i. Should Developer fail to complete construction of the Deferred Infrastructure in its entirety within four (4) years after the date of execution of this Agreement, the City shall have, at its sole decision, the right to pursue any of the following:
  - 1. Pursuant to an amended agreement, extend the Surety on a year-by-year basis to allow for the completion of the Deferred Infrastructure; or
  - 2. Return the Surety to the Developer. At no time will the City return the Surety to anyone other than the Developer; or
  - 3. Collect the full amount of the Surety for use by the City. Should the City elect to collect the full amount of the Surety, the City shall be allowed to utilize the funds from the Surety to either complete the Deferred Infrastructure on the Property or use the funds for other infrastructure improvements in the City or a combination thereof as determined by the City.

**3. Easements:** Developer agrees to execute any easements and/or rights-of-way reasonably required in order for City to perform any work it may be obligated to perform under this Agreement and in order for City to provide future maintenance on the Property after Developer has completed its work. Said easements will be provided by Developer to City at no cost to City. The Parties additionally acknowledge and agree that City may need further easements and/or rights-of-way that allow for the extension of any work performed under this Agreement. The Parties agree to negotiate in good faith to allow City to acquire such further easements as become necessary from Developer. Should any easements and/or rights-of-way under this Agreement not be in use or no longer be necessary for the Parties to complete the Development, City agrees to take the reasonably necessary steps to vacate said easements and/or rights-of-way within ninety (90) days of being notified by Developer of its desire to vacate the easements and/or rights-of-way executed pursuant to this Agreement. The Parties agree and understand such vacation requires multiple steps, including a public hearing, a hearing and recommendation before City's Planning and Zoning Commission, and approval by City Council through an Ordinance.

**4. Conflict of Interest:** No salaried director, officer or employee of City, and no member of City Council, shall have a financial interest, direct or indirect, in this Agreement. A violation of this provision renders this Agreement null and void. Any federal regulations and applicable provisions in Section 105.450 *et seq.*, RSMo. shall not be violated.

**5. Entire Agreement:** This Agreement contains the entire Agreement between the Parties and supersedes all prior and contemporaneous written or oral agreements unless excluded herein. This Agreement may not be modified or amended other than in writing as agreed to by the Parties.

**6. Default by Developer and Termination:** If through any cause, Developer shall fail to timely and satisfactorily fulfill its obligations under this Agreement, become insolvent, or violate any of the

covenants, agreements or stipulations contained in this Agreement, City shall deliver written notice of the same to Developer and if such failure or violation is not cured within thirty days thereafter (or such longer period of time as is reasonably necessary so long as Developer begins to cure such failure or violation within such thirty-day period and thereafter diligently pursues the same to completion), City shall thereupon have the right to terminate this Agreement by giving at least five days prior written notice of such termination, specifying the effective date thereof. If City elects to terminate under this provision, City shall have the right to immediately collect on the Surety notwithstanding and without regard for the four (4) year period referenced in paragraph 2(i) of this Agreement.

**7. Default by City and Termination:** If through any cause, City shall fail to fulfill its obligations under this Agreement, become insolvent, or violate any of the covenants, agreements or stipulations contained in this Agreement, Developer shall deliver written notice of the same to City, and if such failure or violation is not cured within thirty (30) days thereafter (or such longer period of time as is reasonably necessary so long as City begins to cure such failure or violation within such thirty-day period and thereafter diligently pursues the same to completion), then Developer shall thereupon have the right to terminate this Agreement by giving at least five days prior written notice of such termination, specifying the effective date thereof. If Developer elects to terminate under this provision, Developer shall be responsible to reimburse City for all actual costs City incurs in completing any remaining work required under this Agreement. Termination of this Agreement shall be Developer' sole remedy for any default by City under this Agreement.

**8. Jurisdiction and Venue:** This Agreement shall be taken and deemed to have been fully executed and made by the Parties in the State of Missouri and thus is governed by the laws of the State of Missouri for all purposes and intents. Venue under this Agreement or any disputes that come from this Agreement shall be in the Circuit Court of Greene County, Missouri.

**9. Dispute:** In the event City is the prevailing party in any litigation arising out of or relating to this Agreement, City shall be entitled to recover from the Developer all reasonable attorneys' fees and expenses actually incurred by City in enforcing its rights under this Agreement.

**10. Liability:** Nothing in this Agreement shall be construed to create any liability on behalf of City for any direct, special, indirect, liquidated, or consequential damages. Developer agrees that the type of work to be performed under this Agreement will cause damage to the Property, and Developer agrees that City shall not be liable for any damages caused to the Property outside of that necessary to complete the Public Improvements contemplated by this Agreement.

**11. Independent Contractor:** The Parties to this Agreement are separate and independent from each other. This Agreement shall not be construed as creating any type of joint venture or partnership between the Parties.

**12. Execution:** The Parties agree that signatures transmitted by facsimile or scanned and emailed shall have the legal effect of original signatures. In addition to facsimile or scanned and email signatures, this Agreement may be executed by the Parties in accordance with the applicable version of the Uniform Electronic Transactions Act ("UETA") and the Electronic Signatures in Global and National Commerce Act ("ESIGN"). The Parties hereto agree to conduct transactions by electronic means and hereby affirmatively consent to use electronic records to memorialize and execute this Agreement and any alterations thereto. At the request of any party, the Parties shall promptly exchange executed original counterparts of this Agreement or any amendment.

**13. Survival:** This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, personal representatives, successors and assigns as provided in this Agreement. The Parties acknowledge and agree that the rights and benefits afforded Developer under this

Agreement shall run with the Property and shall be enforceable by and for the benefit of any and all successor owners of the Property without further consideration to or consent by City. The Parties acknowledge and agree that at the request of any Party, a memorandum of this Agreement shall be duly executed by the Parties and recorded in the real estate records of Greene County, Missouri; provided, however, this Agreement shall be binding and enforceable as between City and any current or future owner of the Property without recording thereof.

**14. Headings:** The headings in this Agreement are for convenience of reference only and shall not limit or otherwise affect the meaning thereof.

**15. Whereas Clauses:** The “Whereas” clauses stated above are incorporated herein by reference.

**16. Assignment:** This Agreement may not be assigned by any Party without the prior written consent of the other Parties.

**17. Sovereign Immunity:** In no event shall any language or requirement in this Agreement be construed as or constitute a waiver or limitation of City’s defenses regarding sovereign immunity, governmental immunity, or official immunity under federal or state constitutions, statutes, and/or laws.

**18. Severability Clause:** A determination of invalidity or unconstitutionality by a court of competent jurisdiction of any clause, sentence, paragraph, section, or part, of this Agreement shall not affect the validity of the remaining parts to this Agreement.

**19. Contingent Upon Funds and Approval:** This Agreement is contingent upon City having sufficient funds available to perform the Work covered by this Agreement. Developer shall have no right of action against City in the event City is unable to perform its obligations under this Agreement as the result of insufficient funds. Further, this Agreement is subject to and conditioned upon approval by ordinance by the City Council.

**20. Supplemental Agreements/Additional Action:** The Parties agree to cooperate fully, to execute any supplemental agreements, and to take all additional actions that may be reasonably necessary or appropriate to give full force and effect to the basic terms and intent of this Agreement.

**21. Waiver:** The waiver by one Party of any provision or breach of this Agreement shall not be deemed a waiver of any other provision or breach of this Agreement.

**22. Contract Documents:** The Agreement shall consist of the following:

- a. This Agreement;
- b. Exhibit A – Development Map;
- c. Any properly executed amendments or addendums.

**23. Notices:** Any notice, request or demand provided for in this Agreement shall be deemed to have been given when the same shall have been personally delivered to the following offices or when notice is received after being deposited in the United States Mail, Registered or Certified, with postage thereon prepaid as follows: to City:

To City: City of Republic, Missouri  
Attn: City Administrator  
213 North Main Street

Republic, Missouri 65738

To Developer: Shuyler Ridge, LLC  
3159 W. Republic Road  
Springfield, Missouri 65807

**[SIGNATURES ON FOLLOWING PAGE, Page 7 of 7]**

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**



IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first above written.

SHUYLER RIDGE, LLC:

CITY OF REPUBLIC, MISSOURI

By: \_\_\_\_\_  
(Signature)

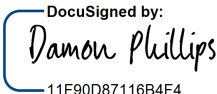
By: \_\_\_\_\_  
David Cameron, City Administrator

\_\_\_\_\_  
(Printed Name)

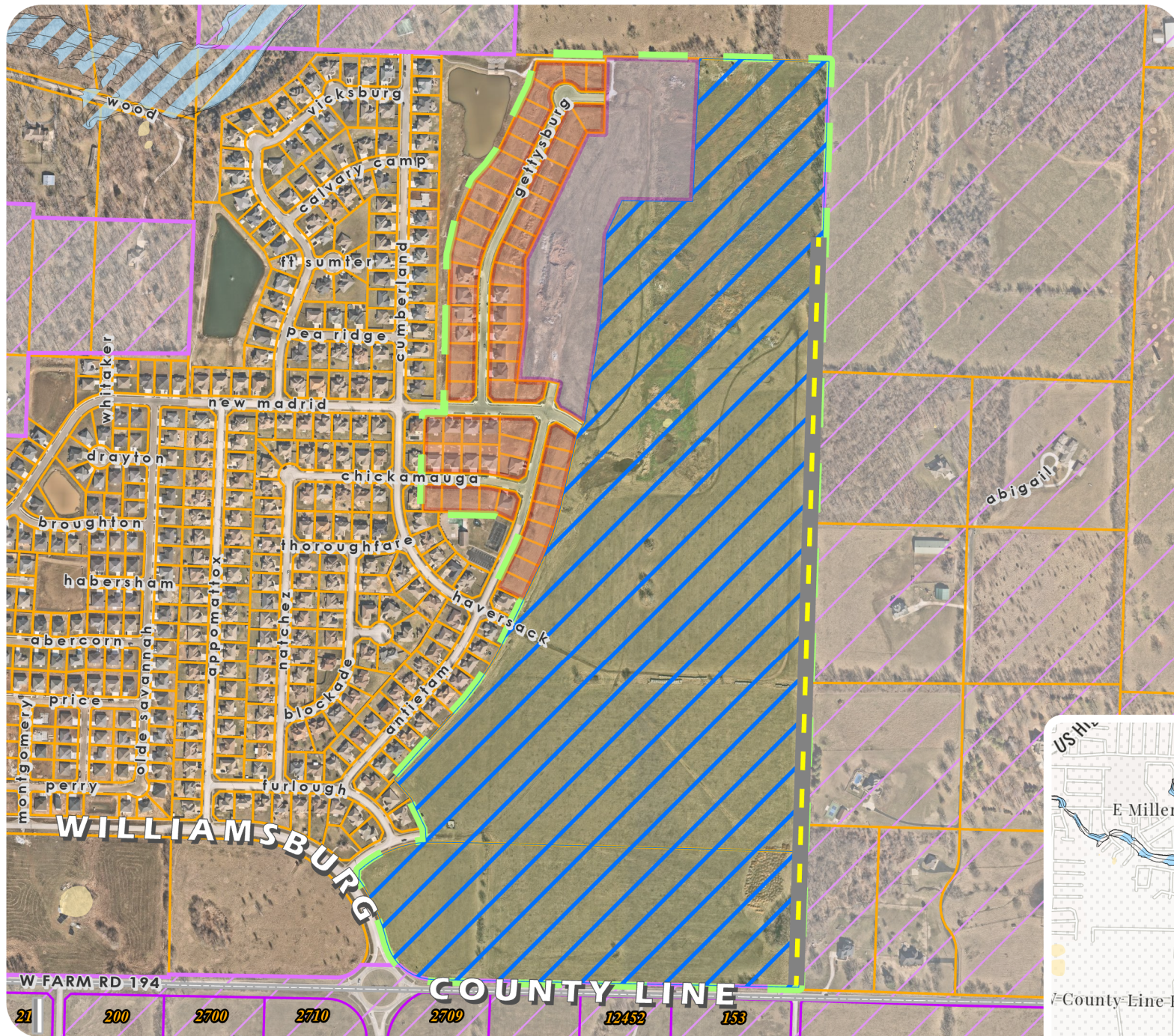
Approved as to Finance/Budget:

\_\_\_\_\_  
(Title)

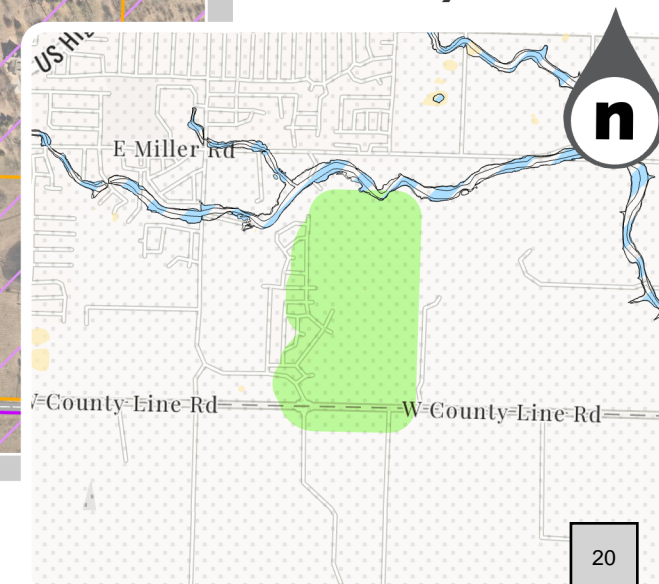
\_\_\_\_\_  
Bob Ford, Finance Director

Approved as to Form:   
8/8/2023  
\_\_\_\_\_  
Megan McCullough, City Attorney





- Deferred Road
- Floodplain
- Sinkholes
- Phase 4 (36 Lots)
- Phase 3 (62 Lots)
- Remaining Phases (184 Lots)



# LAKES AT SHUYLER RIDGE

## PHASE FOUR





## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 23-28 An Ordinance of the City Council Approving a Special Use Permit for Gator State Storage FP, LLC to Operate a Boat, Vehicle, and Self-Storage Facility on Real Property Located at 111 and 107 West Broad Street.

Submitted By: Patrick Ruiz, BUILDS Department Associate Planner

Date: August 29, 2023

### **Issue Statement**

Gator State Storage FP LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at 111 and 107 West Broad Street.

### **Discussion and/or Analysis**

The subject property of this application is comprised of two lots approximately two point five-one (2.51) acres of land and is zoned General Commercial (C-2). The lots are currently vacant.

The property is surrounded by:

- Medium Density Single-Family Residential (R1-M) to the North
- Light Manufacturing (M-1) and Medium Density Single-Family Residential (R1-M) to the West
- Multi-Family Residential (R-3) and Local Commercial (C-1) across S Main St
- Local Commercial (C-1) across W Broad St

### **Applicant's Special Use Permit Request**

The Applicant is requesting a Special Use Permit to allow for the development and operation of a Self-Storage Facility of approximately 19,200 SF in total. This Application, were it to be approved, would allow for a future New Commercial Building Permit application in line with the proposed development plan.

### **Compatibility with City's Special Use Ordinance**

The City's Special Use Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district provided appropriate conditions and safeguards which may be imposed to protect the public welfare and to conserve and protect the



condition and value of property in the neighborhood. Special Use Permits are required by Section 405.670 for Boat, Vehicle, and Self-Storage Facilities.

In addition, the operator of the site will be required to have a valid business license on file with the City prior to conducting business.

**Municipal Water and Sewer Service:** This site currently has access to City of Republic water and sanitary sewer services. Determinations as to the exact placement of water and sewer infrastructure will be made during the review process for a New Commercial Building Permit.

The City's Water and Wastewater systems have the capacity to serve the site improvement.

**Stormwater:** Plans for the design and construction of stormwater management infrastructure will be reviewed and required during the permitting phase of this project in accordance with the City of Republic Municipal Code.

**Duration:** This Special Use Permit, if approved, would remain valid until a change in use or in the configuration of the use occurred. Changes in use or significant reconfiguration would void the Special Use Permit. Furthermore, the Applicant is required to abide by the various elements outlined in the submitted Site Plan as well as any additional conditions that may be placed on the permit at City Council's request. Design review of site improvements would occur during the review phase of the building permit application process.

**Transportation:** The property will be accessed from West Broad Street. In addition, an emergency access off South Main Street will be required.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the developer has indicated a use of low intensity. The traffic impact of the proposed use has been initially evaluated by the City Engineer; the proposed use generates less trips than other Permitted Uses within the General Commercial Zoning District. Staff will reevaluate this decision in the event that a more intense use applies for permitting at the subject site.

**Floodplain:** The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

**Sinkholes:** The subject parcel **does not** contain any **sinkholes**.

#### **Recommended Action**

Staff considers the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at 111 and 107 West Broad Street, to be **generally consistent with the City's Special Use Permit Ordinance** and **able to be adequately served by the City's transportation network and the City's municipal facilities**. The BUILDS Department's analysis is performed without the benefit of evidence and testimony of a Public Hearing and **does not account for the discretionary authority of the City Council to limit the placement and number of storage facilities in the City**.

**Development of the subject parcels will require adherence to the City's adopted Plans and Ordinances;** the next step in the process of development of the subject parcels, upon a favorable Special Use Permit outcome, will be the development, review, and approval of a Commercial Building Permit.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING A SPECIAL USE PERMIT FOR  
GATOR STATE STORAGE FP, LLC TO OPERATE A BOAT, VEHICLE, AND SELF-STORAGE FACILITY ON REAL  
PROPERTY LOCATED AT 111 AND 107 WEST BROAD STREET**

**WHEREAS**, the City of Republic, Missouri, (“City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

**WHEREAS**, Gator State Storage FP, LLC (“Applicant”) submitted an application for a Special Use Permit (“Application”) that would allow Applicant to operate a self-storage facility on approximately two point five-one (2.51) acres of real property located at 111 and 107 West Broad Street, in Republic, Missouri (“the Property”); and

**WHEREAS**, under Republic Code Section 405.670, the City Council may authorize certain land uses on real property that are otherwise prohibited under Republic Code, subject to conditions and/or safeguards designed to protect the public welfare and to conserve and protect the condition and value of property in the surrounding area, as deemed necessary and/or appropriate by the Council; and

**WHEREAS**, under Section 405.670, a special use permit is required for any individual or entity to operate a boat, vehicle, and/or self-storage facility; and

**WHEREAS**, the City submitted the Application to the Planning and Zoning Commission (“Commission”) and set a public hearing before the Commission for August 14, 2023; and

**WHEREAS**, notice of the time and date of the public hearing before the Commission was published at least fifteen (15) days in advance thereof, on July 26, 2023, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, and such notice was sent via mail to those property owners within 185 feet of the land subject to the proposed special use under the Application; and

**WHEREAS**, the public hearing on the Application was conducted by the Commission on August 14, 2023, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

**WHEREAS**, the Commission, by a vote of 6 Ayes to 0 Nays, recommended the approval of the Application; and

**WHEREAS**, the Application was submitted to the Council for first read at its regular meeting on August 15, 2023, and submitted for second read at its regular meeting on August 22, 2023; and

**WHEREAS**, pursuant to Republic Code Section 405.670, the Council finds the proposed special use will not endanger the public’s health or safety, is in conformity with the City’s Comprehensive Plan and other adopted plans currently in place and will generally be in harmony with the surrounding uses, and therefore approves the Special Use Permit for Applicant.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:**

**Section 1:** A Special Use Permit is hereby approved for issuance to Gator State Storage FP, LLC to operate a boat, vehicle, and self-storage facility on real property located at 111 and 107 West Broad Street in Republic, Missouri, more specifically described as follows:

**TRACT IV & V:**

**ALL OF LOTS ONE (1) AND TWO (2) MAIN STREET COMMERCIAL DEVELOPMENT, A MINOR SUBDIVISION PLAT OF EXISTING PLATTED LOTS AND METES AND BOUNDS PARCELS LOCATED IN REPUBLIC, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.**

**Section 2:** The following conditions and safeguards are hereby incorporated into the Special Use Permit issued under this Ordinance:

- A. The Application.
- B. Municipal Water and Sewer Service:
  - a. The Property currently has access to City water and sanitary sewer services.
  - b. Placement of additional water and sewer infrastructure shall be considered and determined upon review of the Applicant's New Commercial Building Permit application. Applicant shall comply with the determinations made by the City in this regard.
- C. Duration:
  - a. A change in use of the Property or in the configuration of the use, and any unlawful use, such as but not limited to failing to maintain such other and additional business or other licenses and/or permits as may lawfully be required, will void and invalidate the Special Use Permit.
- D. Transportation:
  - a. The property will be accessed from West Broad Street with emergency access off Main Street.
- E. Other Requirements:
  - a. Applicant must submit an application for a New Commercial Building Permit demonstrating conformance with all applicable City code and regulations, including, but not limited to, the City's Zoning Regulations, Building Codes and Regulations and Fire Code, and comply with all procedural requirements for obtaining the appropriate building and other permits required for development of the storage facility.

**Section 3:** The WHEREAS clauses above are specifically incorporated herein by reference.

**Section 4:** The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

**Section 5:** This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Matt Russell, Mayor

**Attest:**

\_\_\_\_\_  
Laura Burbridge, City Clerk

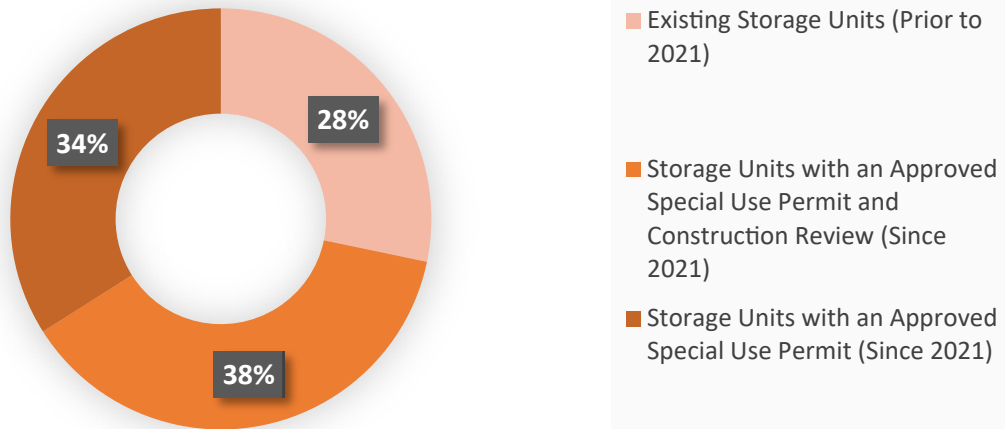
**Approved as to Form:**

DocuSigned by:  
 7/28/2023  
\_\_\_\_\_  
11E90D87116B4E4...  
Megan McCullough, City Attorney

**Final Passage and Vote:**

Category of Storage Units	Square Feet
Existing Storage Units (Prior to 2021)	212,208
Storage Units with an Approved Special Use Permit and Construction Review (Since 2021)	283,290
Storage Units with an Approved Special Use Permit (Since 2021)	255,065
<b>Total</b>	<b>750,563</b>

### Existing and Permitted Storage Units





## BUILDING DATA

ACTUAL AREA	
BUILDING A	3,600 S.F., 1 STORY, 11'-0"
BUILDING B & C	11,100 S.F., 1 STORY, 11'-2"
BUILDING D	4,500 S.F., 1 STORY, 11'-1"
TOTAL SQ. FOOTAGE	19,200

SITE AREA	69,517 S.F. (1.596 ACRES)
FLOOR AREA RATIO (19,200/69,517)	27.62%
IMPERVIOUS AREA - LOT 1	54,222 S.F.
SITE COVERAGE RATIO (54,222/69,517)	78.00%
PROVIDED GREEN SPACE	15295 S.F.

*PARKING*

## ZONING

ALL SETBACK, MAXIMUM BUILDING HEIGHT AND AREA REQUIREMENTS WILL CONFORM TO ARTICLE 405.540 HEIGHT AND AREA REGULATIONS ESTABLISHED CHART.

BUFFER YARD "A" AT ALL AREAS BETWEEN "C-2 GENERAL COMMERCIAL" AND  
RESIDENTIAL ZONING  
SCREEN 6' OPAQUE SCREEN  
W/ TREES 12" O.C. OR SMALL TREES  
30' O.C. W/ 6' SHRUBS AT 4'-0" O.C.

ROLANDO MAYTIN  
GATOR STATE STORAGE FP, LLC  
228 PARK AVENUE SOUTH  
SUITE 85473, NEW YORK, NY 10003

$$1'' = 25' - 0'$$

**NEW SITE DEVELOPMENT AND SELF STORAGE  
FOR  
ROYAL STATE STORAGE GROUP  
111 WEST BROAD STREET, REPUBLIC, MISSOURI**

DATE  
7-17-2023

DRAWN / CHECKED  
DDE / DDE

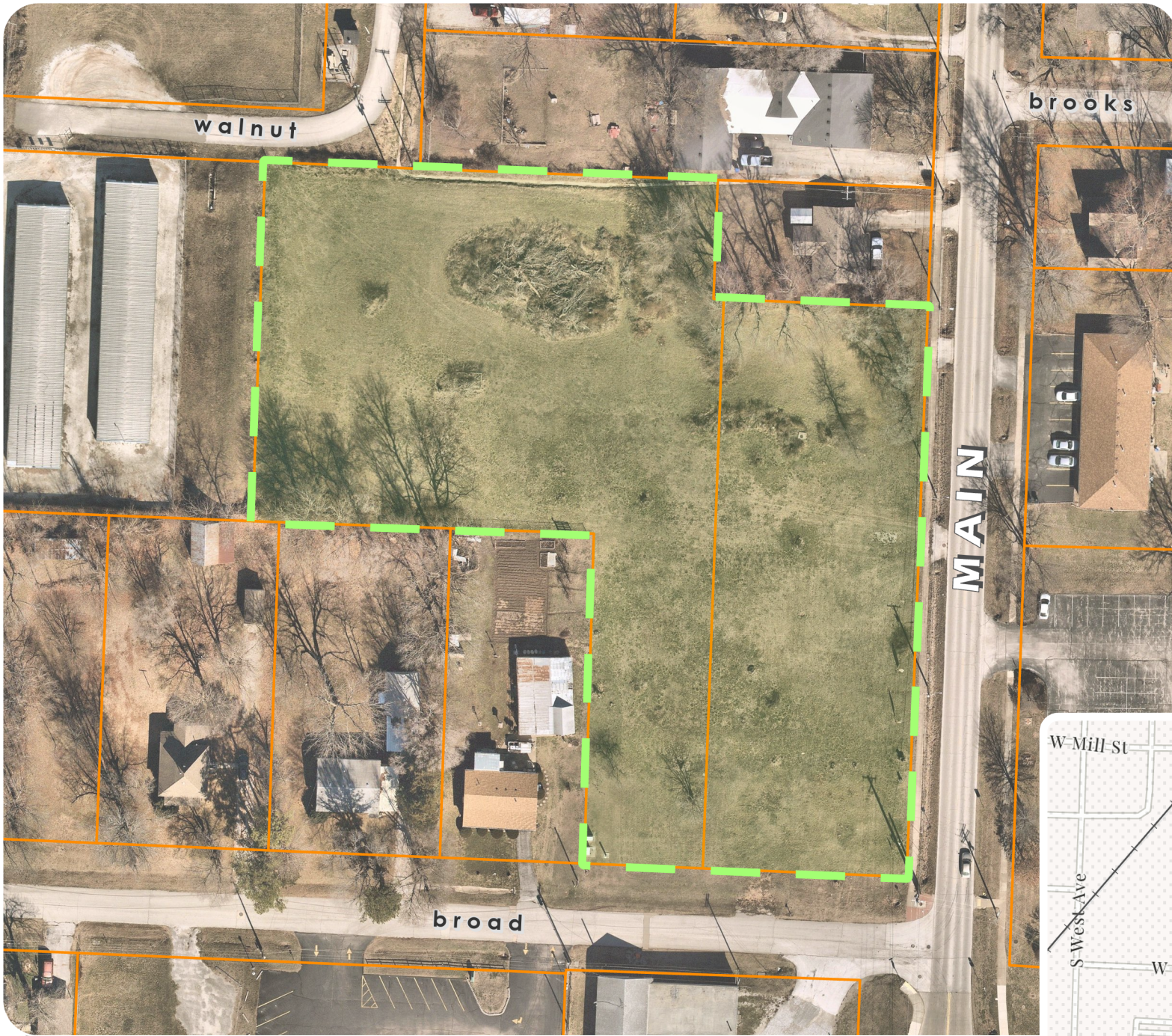
FILE:

COMM. NO.  
2213

PLOT SCALE:

1"=25'-0"  
SHEET NUMBER





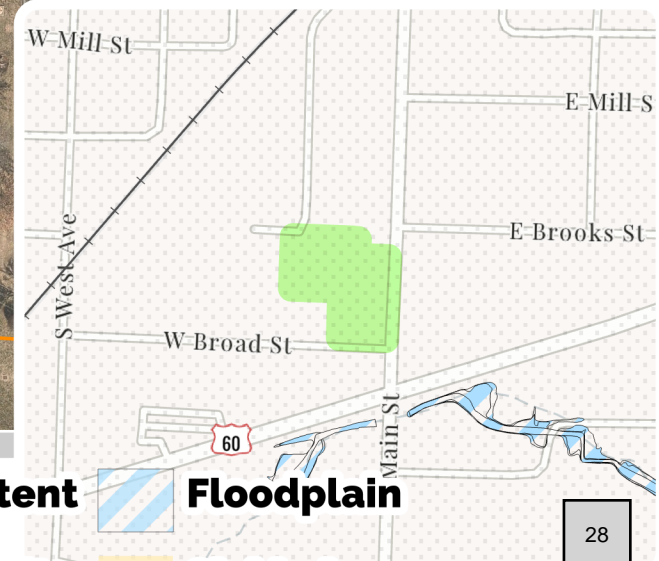
**OWNER**  
GATOR STATE STORAGE  
FP LLC  
**ADDRESS**  
107/111 W Broad St

**PIN**  
881719421052

**ZONING**  
C-2 | REQUESTED: N/A

**WARD**  
2

**ACREAGE**  
2.51



**GATOR STATE STORAGE**  
**SU 23-001 | SPECIAL USE**





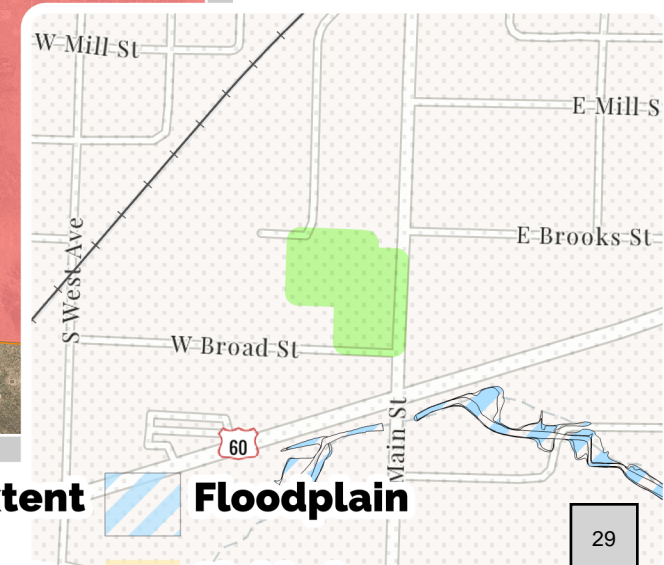
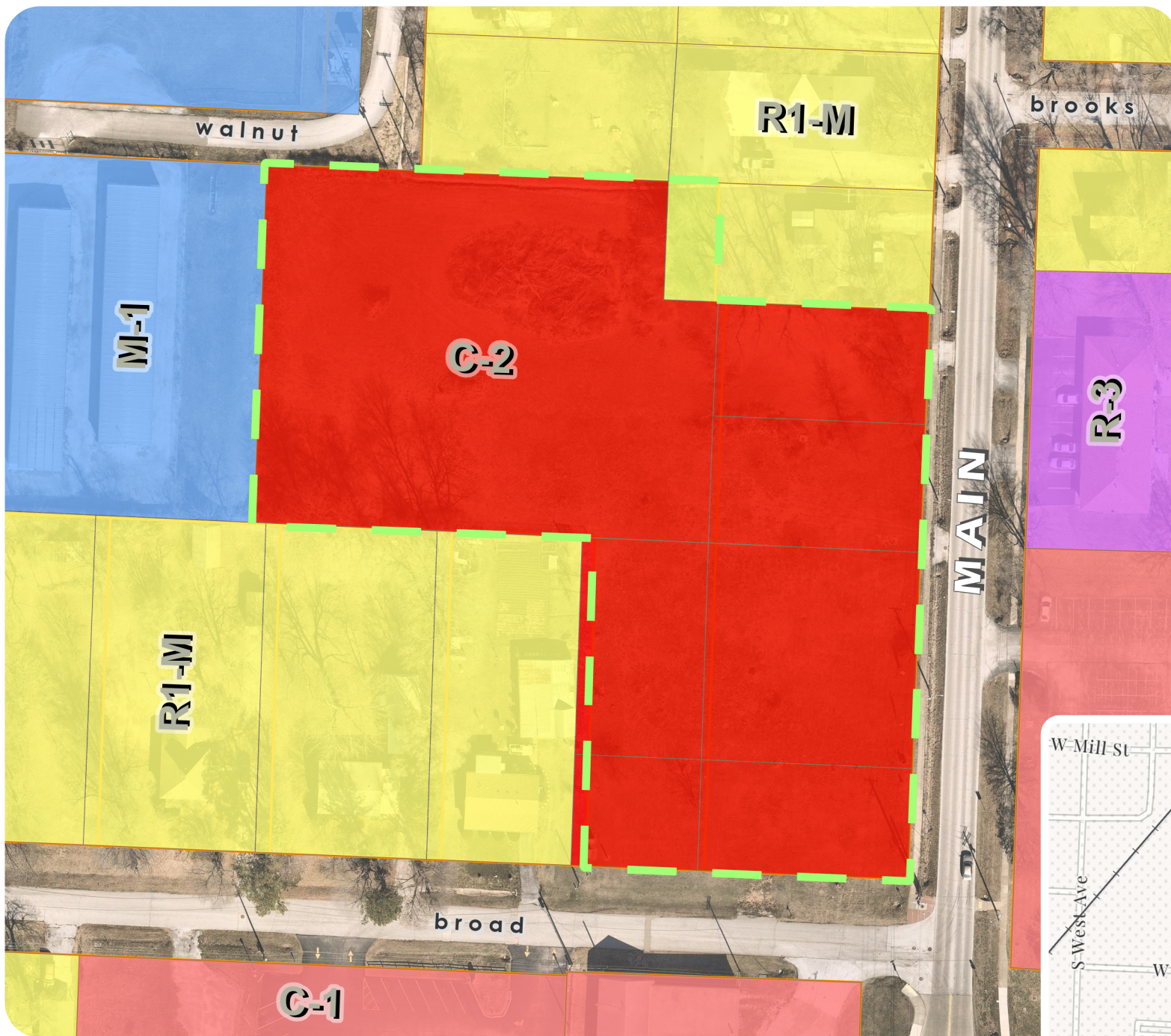
**OWNER**  
GATOR STATE STORAGE  
FP LLC  
**ADDRESS**  
107/111 W Broad St

**PIN**  
881719421052

**ZONING**  
C-2 | REQUESTED: N/A

**WARD**  
2

**ACREAGE**  
2.51



**GATOR STATE STORAGE**  
**SU 23-001 | SPECIAL USE**





# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

Gator State Storage FP LLC (SU 23-001)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

Conforming to the City's adopted Land Use Plan

☒ Yes ☐ No

Conforming to the City's adopted Transportation Plan

☒ Yes ☐ No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

☒ Yes ☐ No

Compatible with surrounding land uses

☒ Yes ☐ No

Able to be adequately served by municipal infrastructure

☒ Yes ☐ No

Aligned with the purposes of RSMo. 89.040

☒ Yes ☐ No

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

☒ Approval ☐ Denial

Commissioner Name:

Michael Mann

Commissioner Signature:

Michael Mann

Date:

8/14/23

# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

Gator State Storage FP LLC (SU 23-001)

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

Conforming to the City's adopted Land Use Plan

☒ Yes

☐ No

Conforming to the City's adopted Transportation Plan

☒ Yes

☐ No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

☒ Yes

☐ No

Compatible with surrounding land uses

☒ Yes

☐ No

Able to be adequately served by municipal infrastructure

☒ Yes

☐ No

Aligned with the purposes of RSMo. 89.040

☒ Yes

☐ No

Statement of Relevant Facts Found:

Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval

☐ Denial

Commissioner Name:

Jeff Hays

Commissioner Signature:

[Signature]

Date:

8/14/23

# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

Gator State Storage FP LLC (SU 23-001)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- |   |                                      |                          |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan                                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to the City's adopted Transportation Plan                                | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Compatible with surrounding land uses   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Able to be adequately served by municipal infrastructure                            | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

☒ Approval ☐ Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

8/14/2023



# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

Gator State Storage FP LLC (SU 23-001)

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan ☒ Yes ☐ No
- Conforming to the City's adopted Transportation Plan ☒ Yes ☐ No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) ☒ Yes ☐ No
- Compatible with surrounding land uses ☒ Yes ☐ No
- Able to be adequately served by municipal infrastructure ☒ Yes ☐ No
- Aligned with the purposes of RSMo. 89.040 ☒ Yes ☐ No

## Statement of Relevant Facts Found:

2.51 acres as C-2  
surrounded by R-1-M, M-1, R-3, and C-1

water + sanitary availability  
No access to Walnut  
Adjacent storage units to

Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval ☐ Denial

Commissioner Name:

Brian Dabrava

Commissioner Signature:

Brian Dabrava

Date:

8-14-23

# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

Gator State Storage FP LLC (SU 23-001)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

Conforming to the City's adopted Land Use Plan

☒ Yes

☐ No

Conforming to the City's adopted Transportation Plan

☒ Yes

☐ No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

☒ Yes

☐ No

Compatible with surrounding land uses

☒ Yes

☐ No

Able to be adequately served by municipal infrastructure

☒ Yes

☐ No

Aligned with the purposes of RSMo. 89.040

☒ Yes

☐ No

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

☒ Approval

☐ Denial

Commissioner Name:

Russell H. H.

Commissioner Signature:

Russell H. H.

Date:

8/14/23



# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00PM

Type of Application:

Special Use Permit

Name of Applicant:

Gator State Storage FP LLC (SU 23-001)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- |   |                                      |                          |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan                                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to the City's adopted Transportation Plan                                | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Compatible with surrounding land uses   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Able to be adequately served by municipal infrastructure                            | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

☒ Approval ☐ Denial

Commissioner Name:

Darran Campbell

Commissioner Signature:

Darran Campbell

Date:

8-14-23



## AGENDA ITEM ANALYSIS

Project/Issue Name: 23-29 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 203.39 Acres, Located at 1462 South State Highway MM, from Agricultural (AG) to Garrett Farm Planned Development District (PDD).

Submitted By: Chris Tabor, Principal Planner

Date: August 29, 2023

### Issue Statement

Lee and Mark Garrett have applied to change the Zoning Classification of approximately **(203.39) acres** of property located at 1462 South State Highway MM from Agricultural (AG) to Garrett Farm Planned Development District (PDD).

### Discussion and/or Analysis

The property subject to this Rezoning Application is three separate parcels comprising approximately **(203.39) acres** of land located at 1462 S St Hwy MM. The property is currently occupied by a residential structure with the remainder utilized as farmland.

### Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for an industrial subdivision consisting of two depicted phases of development. The first phase is approximately 22 acres while the second is 189.39 acres. Initial improvements and development will occur within the first phase as described by the Development Plan. The second phase is intended to provide flexibility regarding the needs and preferences of future occupant(s), which will inform the precise configuration of lots and utilities, as well as the processes required to facilitate the associated projects. The Development Plan also contains new street, water, sanitary sewer, and stormwater systems to support the development.

All development will adhere to the specific requirements of the Approved Development Plan; aspects of the zoning code not specifically included in the Approved Development Plan will require compliance with code requirements at the date of actual development.

The Applicant's proposal includes the following elements:

- **General Requirements:**
  - All development area allows for any uses permitted in the following zoning districts:
    - Heavy Industrial (M-2)
    - Light Industrial (M-1)
    - General Commercial (C-2)
    - Local Commercial (C-1)
  - All lots will comply with the setback, density, and permitted use requirements of the zoning district most closely associated with the proposed use, unless specifically addressed in the Approved Development Plan and/or as outlined below:
- **PDD Specifics:**
  - Bulk, Area and Height Requirements
    - Min. Lot Size: N/A
    - Setbacks
      - Front: 15'
      - Rear: 30'
        - If located adjacent to a Residential Zoning District:
          - M-1 use: 35'
          - M-2 use: 50'
      - Side (Interior): 15'
        - If located adjacent to a Residential Zoning District:
          - M-1 use: 35'
          - M-2 use: 50'
      - Side (Street): 15'
    - Max. Lot Coverage: 90%
    - Max. Building Height: No maximum height unless the structure is adjacent to a Single-Family Residential Zoning District, in which case the height of the structure shall remain below a forty-five-degree bulk plane as measured from the boundary of the adjacent residential district.
  - Landscaping: Will comply with Republic Municipal Code with the following exceptions:
    - No internal perimeter landscaping /buffering between Permitted Uses within the PDD is required.
    - A buffer of at least 20ft in width between the subject property and the Agricultural zoned properties along the western boundary will be provided.
    - Existing natural landscaping/buffering must remain in place until the issuance of Building or Infrastructure Permits in conflict with said buffering.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

### **Consistency with the Planned Development District (PDD) Ordinance**

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
  - The Garrett Farm Development Plan allows for a range of industrial and commercial uses.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
  - The Garrett Farm Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction of transportation infrastructure to support multiple areas of development within the overall Development Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
  - The City of Republic's Comprehensive and Land Use Plans support the development of an industrial/commercial center where infrastructure and transportation exist.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public improvements.
  - The Garrett Farm Development Plan includes the construction of a new access point to State Highway MM through the continuation of Farm Road 144, which will serve to create the necessary circulation between multiple uses and an eventual planned connection to Farm Road 140. The City's wastewater system coverage area will be expanded through the construction of a new lift station on the site.

### **Consistency with the Comprehensive Plan**

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Goal:** Support new development that is well-connected to the existing community.
  - **Objective:** Encourage development that improves and expands upon existing infrastructure.
  - **Objective:** Promote development aligning with current adopted plans of the City.
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent established properties.
  - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.
- **Goal:** Encourage redevelopment and integration of the former Brookline area.
  - **Objective:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

### **Compatibility with Surrounding Land Uses**

The subject site is surrounded by existing agricultural, commercial, and industrial zoned properties and uses.

#### **Adjacent Property Uses:**

- North: Agricultural (AG) and Greene County Zoned Agriculture (A-1)
  - Residence (1) and Farmland, respectively.
- East: Greene County Zoned Agriculture (A-1)
  - Farmland
- South: Agricultural (AG)
  - Farmland and Residences (2)
- West: Light Manufacturing (M-1) and General Commercial (C-2).
  - Red Monkey and Murphy Tractor across St Hwy MM.

The trend along the St Hwy MM corridor is industrial and high intensity commercial with some residential uses. Residential and agricultural properties adjacent to the subject site are taken into account through mitigation requirements within the Applicant's Development Plan, as well as the City of Republic Municipal Code.

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding agricultural, commercial, and industrial zoned properties and uses in proximity to the subject parcel.

### **Capacity to Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** This proposed development can be served by City of Republic sanitary sewer and water service. Development of the site would require the construction of a lift station, the planned location of which is shown on the Development Plan (roughly east of 1298 S St Hwy MM). The lift station would convey effluent through a ten (10) inch gravity sewer main running south along the western property line and then following the project's planned street westward across St Hwy MM Right-of-Way to connect with an existing eight (8) inch main at the West property line of Murphy

Tractor. Effluent would travel from the site to the Brookline North Lift Station, to the Brookline South Lift Station, to McElhaney Lift Station, and finally to the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility.

A water main is planned to run along the project's planned street westward and connect to an existing twelve (12) inch main on the west side of St Hwy MM.

Precise locations and specifications for utility infrastructure will be reviewed during permitting for said infrastructure and/or associated project. Dedication of the new water and sewer infrastructure will be obtained during project development.

**The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development at full build-out.**

**Transportation:** The Development Plan includes the construction and dedication of a new street on State Highway MM, just south of the Farm Road 144 intersection. The proposed collector street will be forty (40) feet as measured from back-of-curb and include seventy (70) feet of Right-of-Way. Additionally, the Development Plan includes an additional sixty-five feet of Right-of-Way north of the street to the property line. This street is intended to serve the first phase of Garrett Farm. Street design serving the second phase will be designed as needed.

The intersection at St Hwy MM and FR 144 is part of the planned improvements for the MM Corridor in conjunction with the expansion of MM to five lanes. The new street would constitute the eastern leg of this intersection. Exact details for the intersection will be available as the lane expansion project progresses.

Due to the unknown variables surrounding the planned improvements, a Traffic Impact Study (TIS) was not required at this time. A TIS, stamped by an Engineer, will be required by the City at each phase of site development as determined necessary by City Staff. The TIS, when conducted, will evaluate the impact that development of the site would have on existing and future conditions and provide recommendations for ensuring that transportation infrastructure retains the appropriate level of service.

**Stormwater:** The Development Plan contains one designated stormwater detention area, designed to accommodate stormwater generated by the development. The stormwater detention area will be constructed as part of the first phase; the design of the stormwater area and related stormwater improvements will be reviewed during project development. The detention area will be maintained by the developer and/or property owners.

**Floodplain:** The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)** as depicted by the **adopted 2010 FEMA Flood Map**. However, the **unadopted preliminary 2019 FEMA Flood Map does show** a portion of the northern-most parcel as containing a **Special Flood Hazard Area (SFHA/Floodplain)**.

**Sinkholes:** The subject parcel **does** contain several sinkholes as identified by the Greene County Assessor's map sinkhole. Development of the property will require a geological evaluation in accordance with the City's Sinkhole Ordinance.



All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of infrastructure designs for the construction of utility services and roads. This may occur in conjunction with the development of a commercial project or through the subdivision development process.

#### **Recommended Action**

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF  
APPROXIMATELY 203.39 ACRES, LOCATED AT 1462 SOUTH STATE HIGHWAY MM, FROM  
AGRICULTURAL (AG) TO GARRETT FARM PLANNED DEVELOPMENT DISTRICT (PDD)**

**WHEREAS**, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

**WHEREAS**, LPG, LLC ("Applicant") submitted an application to the City's BUILDS Department to rezone approximately 203.39 acres of real property located at 1462 South State Highway MM in Republic, Missouri from Agricultural (AG) to the Garrett Farm Planned Development District (PDD); and

**WHEREAS**, Applicant additionally sought approval of a development plan for the Garrett Farm Planned Development District, identified as PDD 23-002 ("Development Plan"); and

**WHEREAS**, the City submitted the application and Development Plan to the Planning and Zoning Commission and set a public hearing on the application for August 14, 2023; and

**WHEREAS**, a notice of the time and date of the public hearing on the application was given by publication on July 26, 2023, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

**WHEREAS**, the City gave notice of the public hearing on the application to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

**WHEREAS**, the public hearing on the application and Development Plan was conducted by the Planning and Zoning Commission on August 14, 2023, after which the Commission rendered written findings of fact on the proposed amendment, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

**WHEREAS**, the Planning and Zoning Commission, by a vote of 6 Ayes to 0 Nays, recommended the approval of the application and Development Plan for rezoning; and

**WHEREAS**, the application for rezoning, the Development Plan, and the request to amend the Zoning Code and Official Zoning Map was submitted to the City Council for a first reading at its regular meeting on August 15, 2023, after which the City Council hearing the second reading on August 22, 2023, voted to rezone such property approve the Development Plan, and amend the Zoning Code accordingly.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:**

**Section 1:** The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property tract comprising of 203.39 acres located at 1462 South State Highway MM, Republic, Missouri, more fully described in the legal description herein below, from Agricultural (AG) to the Garrett Farm Planned Development District (PDD).



BOOK 2006, PAGE 068752-06:

TRACT 1: A TRACT OF LAND LOCATED IN SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, ALL BEING IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N88°26'13"E A DISTANCE OF 1,388.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°26'13"E A DISTANCE OF 2,601.23 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, S01°02'11"E A DISTANCE OF 1,335.94 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, S88°33'16"W A DISTANCE OF 1,334.89 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER, S01°02'22"E A DISTANCE OF 1,333.20 FEET TO A RAILROAD SPIKE FOR CORNER; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, S88°28'00"W, A DISTANCE OF 2,657.42 FEET TO AN IRON PIN FOR CORNER; THENCE ALONG THE WEST LINE OF SECTION 26, N00°58'33"W A DISTANCE OF 688.50 FEET TO A POINT FOR CORNER; THENCE N89°01'27"E A DISTANCE OF 283.00 FEET TO A POINT FOR CORNER; THENCE N00°58'33"W A DISTANCE OF 160.00 FEET TO A POINT FOR CORNER; THENCE S89°01'27"W A DISTANCE OF 283.00 FEET TO A POINT FOR CORNER; THENCE ALONG THE WEST LINE OF SECTION 26, N00°58'33"W A DISTANCE OF 481.82 FEET TO AN IRON PIN SET FOR CORNER; THENCE N88°25'25"E A DISTANCE OF 969.40 FEET TO AN IRON PIN SET FOR CORNER; THENCE N00°58'33"W A DISTANCE OF 625.87 FEET TO AN IRON PIN SET FOR CORNER; THENCE N88°59'57"E A DISTANCE OF 419.11 FEET TO AN IRON PIN SET FOR CORNER; THENCE N01°00'03"W A DISTANCE OF 712.75 FEET TO THE POINT OF BEGINNING, EXCEPT FOR THE FOLLOWING: ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST. AND EXCEPTING ANY PART THEREOF TAKEN OR DEEDED FOR ROAD PURPOSES AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

TRACT 2: ALL OF THE WEST 548 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 29, RANGE 23, EXCEPT THE WEST 140 FEET OF THE NORTH 210 FEET OF SAID 548 FEET TRACT IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

EXCEPT: ALL OF THAT PROPERTY DESCRIBED IN BOOK 2019, AT PAGE 034193-19, DESCRIBED AS: ALL OF THE EAST 105 FEET OF THE NORTH 210 FEET OF THE WEST 567 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-THREE (23), EXCEPT ANY PART USED FOR ROAD PURPOSES ALL IN GREENE COUNTY, MISSOURI.

TRACT 3: ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 29, RANGE 23, IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

BOOK 2017, PAGE 050226-17:

TRACT 1: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST; THENCE EAST 969.40 FEET TO AN EXISTING FENCE; THENCE SOUTHWESTERLY ALONG SAID FENCE 764 FEET; THENCE WEST TO THE WEST LINE OF SAID SECTION 26; THENCE NORTH 764 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. ALL BEING IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT 2: A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI; BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N88°26'14"E A DISTANCE OF 1,388.22 FEET TO AN IRON PIN FOR CORNER; THENCE S01°00'03"E A DISTANCE OF 712.75 FEET TO AN IRON PIN FOR CORNER; THENCE S88°59'57"W A DISTANCE OF 419.11 FEET TO AN IRON PIN FOR CORNER; THENCE S00°58'33"E, A DISTANCE OF 55.14 FEET TO AN IRON PIN FOR CORNER; THENCE S88°25'25"W A DISTANCE OF 969.40 FEET TO AN IRON PIN FOR CORNER; THENCE N00°58'33"W A DISTANCE OF 764.00 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2736 AT PAGE 2607, GREENE COUNTY RECORDER'S OFFICE, GREENE COUNTY, MISSOURI,

AND EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

EXCEPT: ALL THAT PROPERTY DESCRIBED IN BOOK 2006, AT PAGE 043499-06, DESCRIBED AS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, ALL BEING IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 764.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 56 MINUTES 56 SECONDS EAST A DISTANCE OF 571.83 FEET TO AN IRON PIN SET FOR CORNER; THENCE NORTH 88 DEGREES 25 MINUTES 25 SECONDS EAST A DISTANCE OF 969.40 FEET TO AN IRON PIN SET FOR CORNER; THENCE NORTH 00 DEGREES 58 MINUTES 33 SECONDS WEST A DISTANCE OF 625.87 FEET TO AN IRON PIN SET FOR CORNER; THENCE SOUTH 88 DEGREES 25 MINUTES 25 SECONDS WEST, A DISTANCE OF 969.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.31 ACRES OF LAND, MORE OR LESS, EXCEPTING ANY PART THEREOF TAKEN OR DEEDED FOR ROAD PURPOSES AND SUBJECT TO EASEMENTS, RESTRICTIONS RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

**Section 2:** The Development Plan, as incorporated and attached to this Ordinance, is hereby approved and adopted by the Council along with any modifications and conditions imposed herein.

**Section 3:** Unless otherwise specifically defined by the approved Development Plan, the development of the tracts of realty contained herein will be regulated according to the requirements of the City of Republic's Municipal Code of Ordinances.

**Section 4:** In all other aspects other than those herein amended, modified, or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

**Section 5:** The whereas clauses are hereby specifically incorporated herein by reference.

**Section 6:** This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Matt Russell, Mayor

**Attest:**

\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

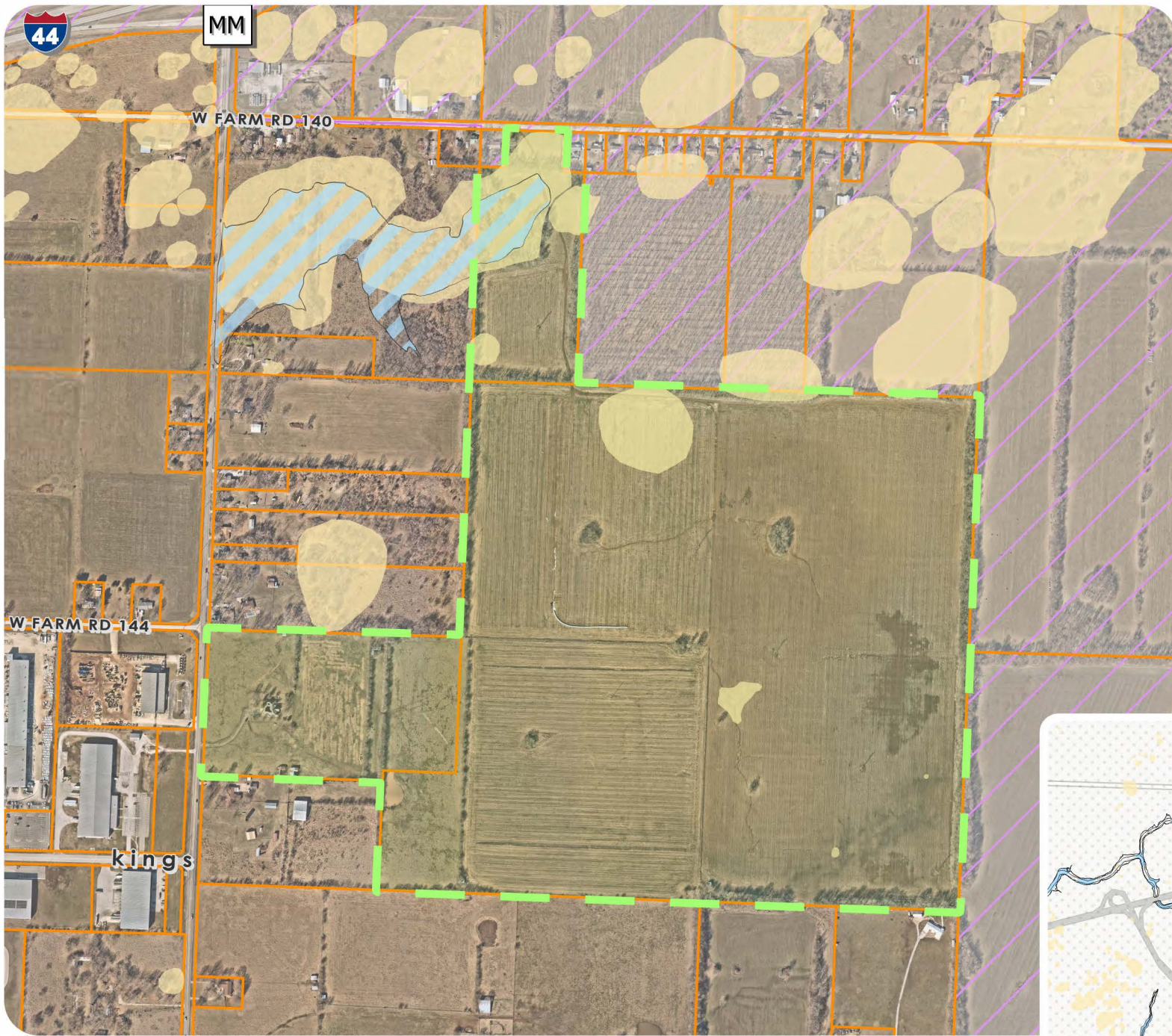
DocuSigned by:  
*Damon Phillips*  
11F90D87116B4F4... 7/28/2023

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Megan McCullough, City Attorney

**Final Passage and Vote:**





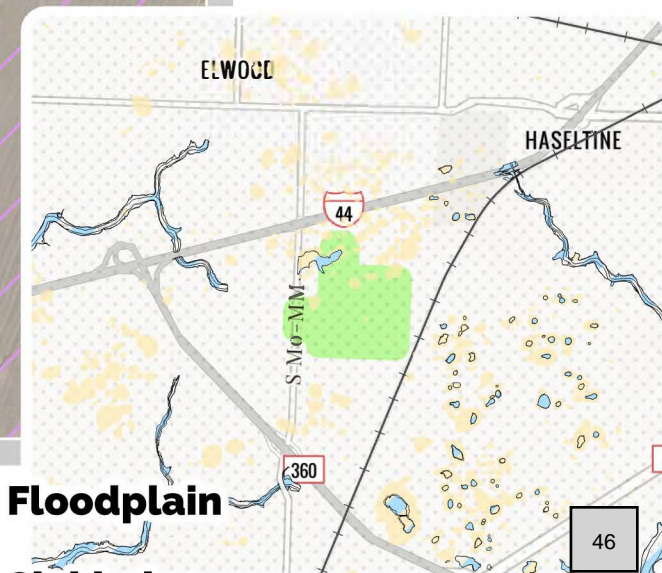
**APPLICANT**  
LPG, LLC

**ADDRESS**  
1462 ST HWY MM

**ZONING**  
AG | REQUESTED: PDD

**WARD**  
2

**ACREAGE**  
203.39

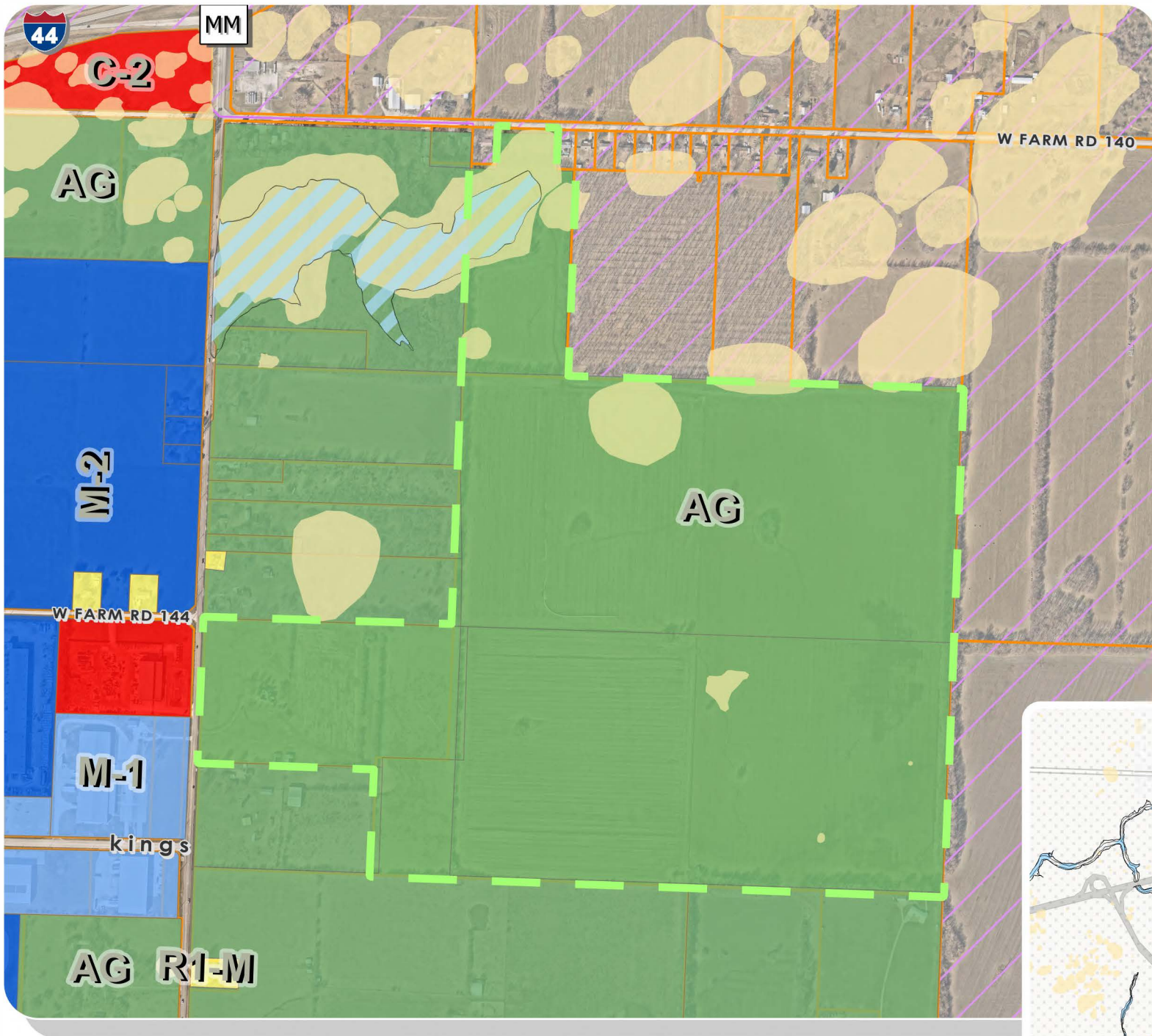


# GARRETT FARM PDD

**PDD 23-002 | PDD**







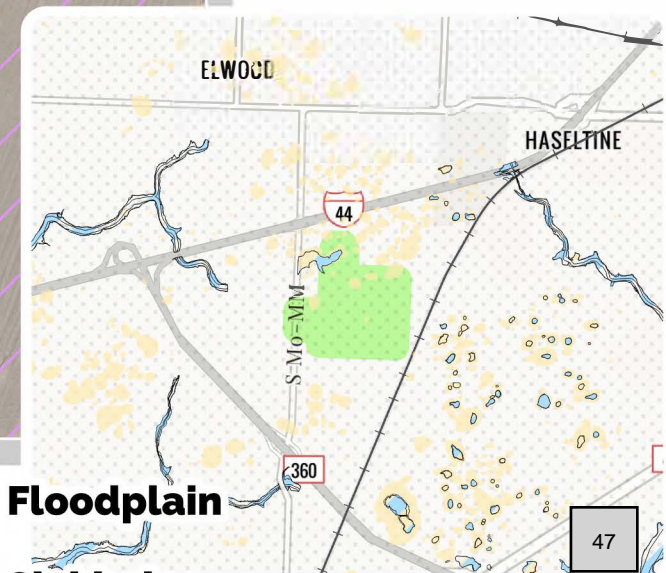
**APPLICANT**  
LPG, LLC

**ADDRESS**  
1462 ST HWY MM

**ZONING**  
AG | REQUESTED: PDD

**WARD**  
2

**ACREAGE**  
203.39



**GARRETT FARM PDD**  
PDD 23-002 | PDD

 **Site Extent**  
 **Out of City**

 **Floodplain**  
 **Sinkholes**

07-26-2023

EXHIBIT #1

**Requirements and Standards Applicable to  
Planned Development District No. 21-005**

**Prepared by:  
Olsson Inc, Jared Rasmussen, P.E.**

**A. INTENT**

It is the intent of the rezoning to prepare the approximately 203.39 acre property for future commercial and industrial development. The entire property via a Planned Development District (PDD), is intended to allow for uses associated with the City of Republic's M-2 (Heavy Industrial) Zoning District. In addition to the uses allowed within the M-2 District those also allowed under C-1 (Local Commercial), C-2 (General Commercial), and M-1 (Light Industrial) zoning districts shall also be allowed. The creation of lands specifically geared towards these uses is in line with the most recent update to the City of Republic's Comprehensive Plan.

**B. DEFINITIONS**

The definitions contained in Article 405-I shall apply to this ordinance, unless modified herein.

**C. USES PERMITTED**

1. This PDD allows for the following uses as depicted in Article 405-III at the time of passage:
  - a. Heavy Industrial (M-2)
  - b. Light Industrial (M-1)
  - c. General Commercial (C-2)
  - d. Light Commercial (C-1)

**D. BULK, AREA AND HEIGHT REQUIREMENTS**

- Planned Development District Lots will be designed in accordance with Article 405-V Height and Area Requirements at the time of Infrastructure and Building Construction. Determinations relating to requirements referencing specific zoning districts will be made, as appropriate, based on the planned use of the associated project and the zoning district with which that use most closely corresponds.
  - Summary:
    - Min. Lot Size: N/A
    - Front Setback: 15'
    - Rear Setback: 30'
      - The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be thirty-five (35) feet in a "M-1" District and fifty (50) feet in a "M-2" District.

- Side Street Setbacks: 15'
- Interior Side Setback: 15'
  - The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be thirty-five (35) feet in a "M-1" District and fifty (50) feet in a "M-2" District.
- Max Lot Coverage: 90%
- Max Building Height: 405.545.(D) No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.

## E. PUBLIC FACILITIES

Public utilities and stormwater shall be designed in accordance with the City of Republic Design Standards.

- Water will be served by the City of Republic. As a part of Phase 1, Water will be connected to the existing 12-inch public main located along the west Right of Way line of State Highway MM. It shall extend to all lots within the PDD, and to the development boundaries to allow for looping of the system as may be required. It is anticipated that the ideal location for looping of the water system is likely south of the PDD limits, along Farm Road 148. It is anticipated this connection point will be required prior to the completion of Phase 2.
- Sanitary Sewer will be served by the City of Republic. Gravity sewer will be extended to the PDD from the existing public manhole located approximately 770-feet west of State Highway MM along the southern limits of Farm Road 144. However, this gravity sewer extension only services a small portion of the overall PDD limits, necessitating the need for a public lift station to be built in the location as graphically illustrated by on PDD Exhibit. All other portions of the PDD limits will gravity flow to this new lift station. From the station, a public force main will be extended to the gravity sewer extension previously mentioned extending from Farm Road 144. From conversations with City Staff the existing public system, and associated receiving lift station, have sufficient capacity to accept the PDD flows.
- Stormwater flood controls and detention will be provided by a single detention facility. Refer to the attached PDD Exhibit for the location. This detention facility shall be designed and constructed in accordance with the City of Republic's design standards for detention facilities.
- Electric is anticipated to be provided by City Utilities of Springfield.

## F. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shall conform to those shown on the attached PDD Exhibit, and shall conform to the requirements of the City's adopted Transportation Plan in existence at the time of development. Due to ongoing design and improvements to State Highway MM by the City and MoDOT, a traffic study has not been completed at this time. At the time of development, a traffic

study shall be required to determine what additional offsite improvements may be deemed warranted to facilitate the development. It is anticipated the traffic study may be required at each phase of development. Internal public streets shall be designed in accordance with the City of Republic design standards and will have a minimum seventy (70) foot dedicated right of way widths.

As illustrated in the attached PDD Exhibit a new public street will extend east from State Highway MM. It is anticipated that this new street shall connect to a new planned signal at the intersection of State Highway MM and Farm Road 144. However, through conversations with City Staff, this intersection location has not been finalized as of yet and may be shifted from its current location. However, it is understood that the proposed east/west public street shall be the eastern leg of this new intersection. Additional access to State Highway MM shall be governed by MoDOT's access management guidelines. The new street and connection of the planned Highway MM intersection included with the area identified as Phase 1 on the attached PDD Exhibit, shall be constructed as a part of Phase 1.

While not illustrated on the attached PDD Exhibit, a new public street shall continue from where the illustrated public street stops on the Exhibit and continue easterly to the easternmost boundary of the PDD. Furthermore, a new public street shall extend southernly to the southernmost boundary of the PDD. These new public streets are intended to provide for connectivity for future development of the surrounding and adjacent undeveloped properties. In the event of a large-scale development of the area identified as Phase 2, the BUILDS Department may review and approve alternatives to the required street layout extending to the east and south boundary lines.

#### **G. OFF-STREET PARKING**

Off-Street Parking shall comply with the City of Republic Land Use Article 405-VI in effect at the time of development.

#### **H. SIGNS**

Signage shall comply with the City of Republic Chapter 415 in effect at the time of development.

#### **I. LANDSCAPING & SCREENING**

1. Landscaping and screening within the PDD shall comply with the City of Republic Article 405-X and Article 405-XI in effect at the time of development, with the following exceptions:
  - a. No internal perimeter landscaping/buffering between Permitted Uses and/or within the PDD shall be required.
  - b. Adjacent Zoning and/or Permitted Use
    - I. Agricultural: Screening B
    - II. Residential, Commercial, Light Industrial: Screening A
    - III. Buffer width of at least 20-ft shall be provided along the western boundary adjacent to the existing agricultural zoned properties. Should properties rezone prior to development of this PDD, buffering requirement shall revert to the requirement of the City of Republic Ordinance at the time of development. New public easements shall be allowed within this buffer.
  - c. Existing natural landscaping/buffering must remain in place until the issuance of Building Permits, or construction of public infrastructure that may be in conflict with the existing natural landscaping/buffering.



2. Interior Parking Lot Landscaping shall be in accordance with 405.780, Parking Area Landscaping.
3. Innovative and/or Alternative Landscaping Plans meeting the intent of the Ordinance may be reviewed and approved during the Building Permit Process by the BUILDS Department.

#### **J. MAINTENANCE OF COMMON AREAS AND FACILITIES**

The maintenance of common areas and facilities within the Planned Development District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements.

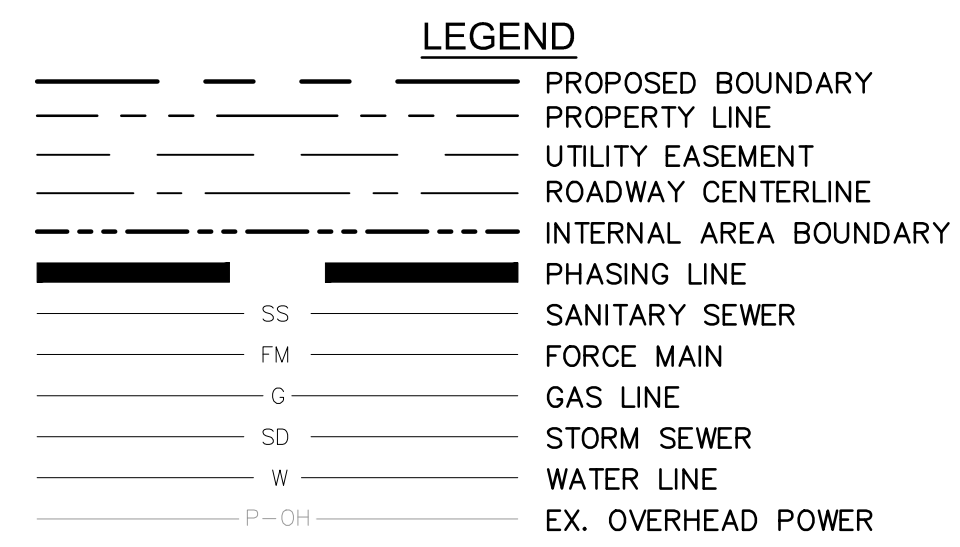
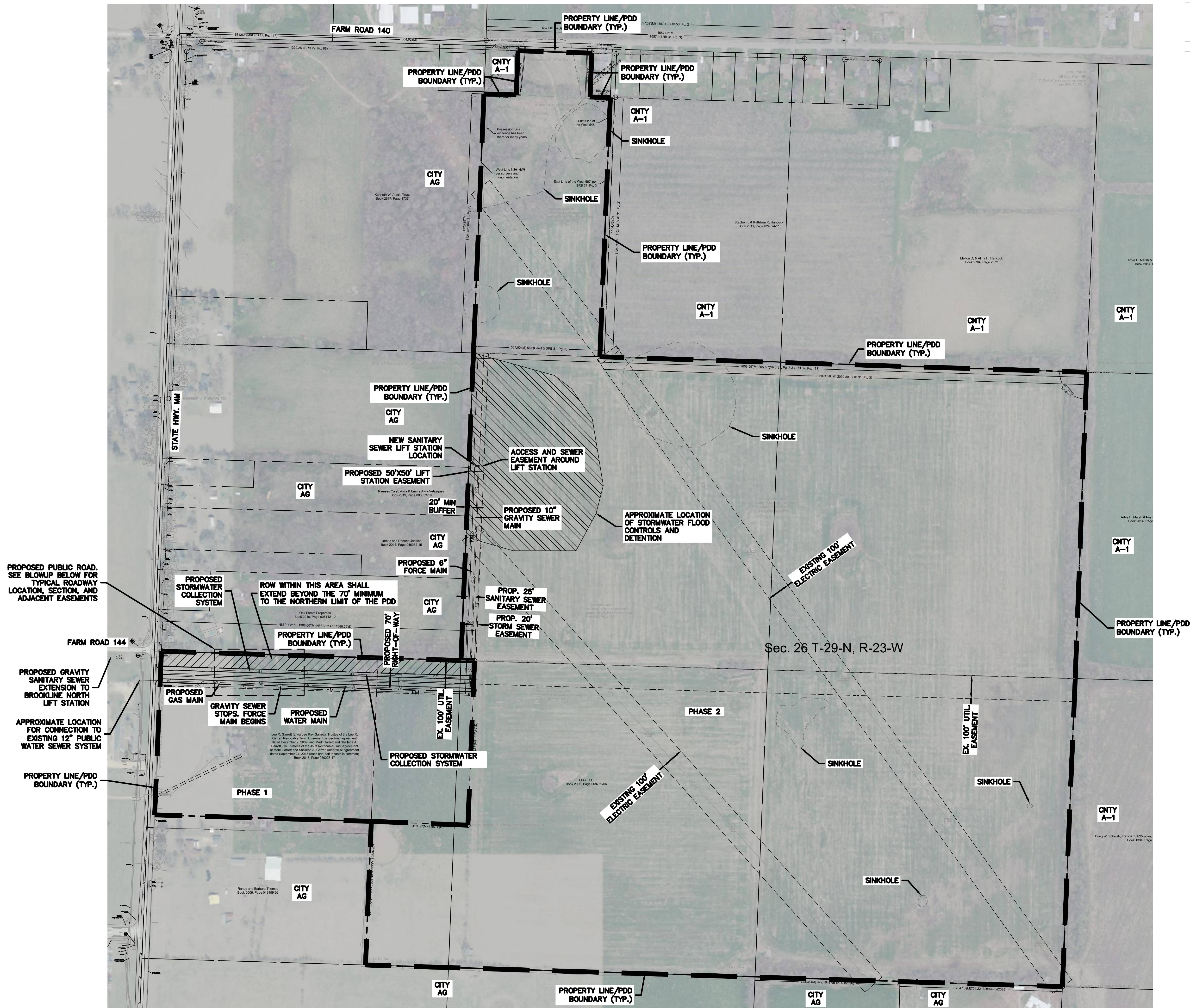
#### **K. PHASING**

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult. Refer to the Development Plan for Phasing limits.

The construction and final platting of the first phase shall be completed within two (2) years of the date of approval of the development plan. If the first phase has been constructed and a final plat issued, subsequent phases may be submitted covering portions of the approved development plan; provided, however, that all phases of the development plan and final platting must be completed within eight (8) years of the date of approval of the development plan. If the development plan and final platting have not been completed within the timeline set in this Section, then the development plan shall be resubmitted to the City for extension and approval in accordance with the provisions of Section Article 405-A Planned Development District hereof. If an extension and approval is not granted, the original development plan approval shall be null and void. It shall not be the responsibility of the City to notify the applicant of an expired development plan.



GARRETT (LPG) FARM  
PDD EXHIBIT



LOCATION MAP  
SEC. 28, T-29-N, R-23-W  
SCALE: 1"=2000'

DEED / LEGAL DESCRIPTION:

BOOK 2006, PAGE 068752-06  
TRACT 1: A TRACT OF LAND LOCATED IN SECTION 28, TOWNSHIP 29 NORTH, RANGE 23 WEST, 1ST BEING IN THE QUANTITY, 1/4 AC. AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N89°26'13"E A DISTANCE OF 1,388.22 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE WEST LINE OF 2,601.23 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, S0102°21'1"E A DISTANCE OF 1,335.94 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, S88°33'16"W A DISTANCE OF 1,334.89 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER, S0102°22'2"E A DISTANCE OF 1,333.20 FEET TO A RAILROAD SPIKE FOR CORNER; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, S88°33'16"W A DISTANCE OF 2,657.42 FEET TO AN IRON PIN FOR CORNER; THENCE ALONG THE WEST LINE OF SECTION 26, N005°39'33"W A DISTANCE OF 688.60 FEET TO A POINT FOR CORNER; THENCE N89°01°27"E A DISTANCE OF 283.00 FEET TO A POINT FOR CORNER; THENCE S89°01°27"W A DISTANCE OF 283.00 FEET TO A POINT FOR CORNER; THENCE ALONG THE WEST LINE OF SECTION 26, N005°39'33"W A DISTANCE OF 461.82 FEET TO AN IRON PIN SET FOR CORNER; THENCE S89°01°27"E A DISTANCE OF 283.00 FEET TO AN IRON PIN SET FOR CORNER; THENCE N005°39'33"W A DISTANCE OF 625.87 FEET TO AN IRON PIN SET FOR CORNER; THENCE N88°59'57"E A DISTANCE OF 419.11 FEET TO AN IRON PIN SET FOR CORNER; THENCE N001°00'53"W A DISTANCE OF 712.75 FEET TO AN IRON PIN SET FOR CORNER; THENCE EXCEPT FOR THE FOLLOWING, ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 23 WEST; AND EXCEPTING ANY PART THEREOF TAKEN OR RESERVED BY ANY DEED, EASEMENT, COVENANT, RESERVATION, EASEMENTS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

TRACT 2: ALL OF THE WEST 548 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 29, RANGE 23, EXCEPT THE WEST 140 FEET OF THE NORTH 210 FEET OF SAID 548 FEET TRACT IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

EXCEPT: ALL OF THAT PROPERTY DESCRIBED IN BOOK 2018, AT PAGE 034193-18, DESCRIBED AS: ALL OF THE EAST 105 FEET OF THE NORTH 210 FEET OF THE WEST 567 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-THREE (23), EXCEPT ANY PART USED FOR ROAD PURPOSES ALL IN GREENE COUNTY, MISSOURI.

TRACT 3: ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 29, RANGE 23, IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEED OR USED FOR ROAD PURPOSES.

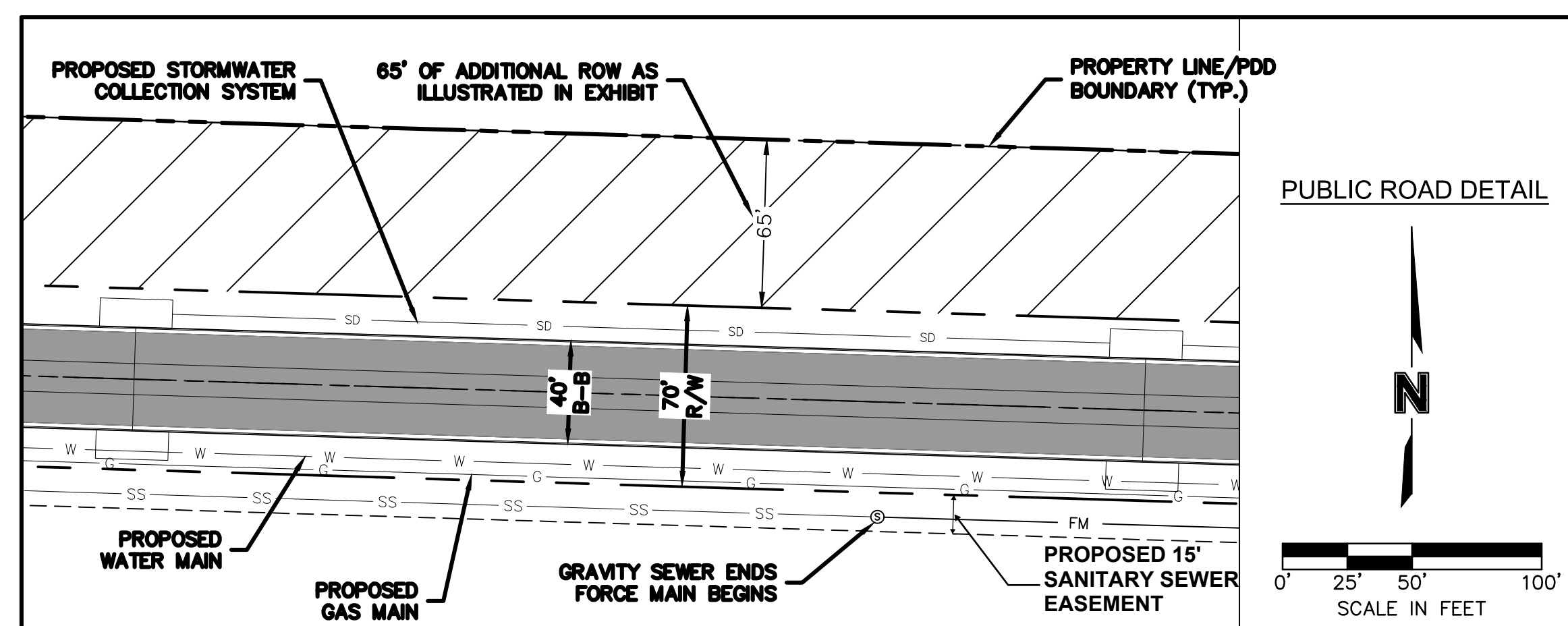
BOOK 2017, PAGE 050228-17:  
TRACT 1: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST  
QUARTER 29 TOWNSHIP 29 NORTH, RANGE 23 WEST, THENCE EAST  
989.40 FEET TO AN EXISTING FENCE; THENCE SOUTHWESTERLY ALONG SAID  
FENCE 764 FEET; THENCE WEST TO THE WEST LINE OF SAID SECTION 28;  
THENCE NORTH 764 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.  
ALL BEING IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR  
USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT 2: A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 29 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI; BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE N86°26'14"E A DISTANCE OF 106.03 FEET TO AN IRON PIN FOR CORNER; THENCE S01°00'03"E A DISTANCE OF 712.75 FEET TO AN IRON PIN FOR CORNER; THENCE S88°59'57"W A DISTANCE OF 419.11 FEET TO AN IRON PIN FOR CORNER; THENCE S00°58'33"E, A DISTANCE OF 55.14 FEET TO AN IRON PIN FOR CORNER; THENCE S80°23'20"W A DISTANCE OF 988.40 FEET TO AN IRON PIN FOR CORNER; THENCE S01°00'03"E A DISTANCE OF 106.03 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING, EXCEPT THAT PLOT CONVEYED IN WARRANTY DEED RECORDED IN BOOK 2736 AT PAGE 2807, GREENE COUNTY RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AND EXCEPT ANY PART THEREOF CONVEYED IN ANY OTHER INSTRUMENT FOR HIGHWAY PURPOSES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

**EXCEPT:** ALL THE PROPERTY DESCRIBED IN BOOK 2006, AT PAGE 034498-09, DESCRIBED AS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, ALL BEING IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: A TRACT OF LAND BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 58 MINUTES 33 SECONDS AN IRON PIN SET FOR CORNER, THENCE SOUTHEAST 70 FEET TO AN IRON PIN SET FOR CORNER, THENCE EAST A DISTANCE OF 969.40 FEET TO AN IRON PIN SET FOR CORNER, THENCE NORTH 00 DEGREES 56 MINUTES 56 SECONDS EAST A DISTANCE OF 571.83 FEET TO AN IRON PIN SET FOR CORNER, THENCE NORTHEAST 70 FEET TO AN IRON PIN SET FOR CORNER, THENCE EAST A DISTANCE OF 969.40 FEET TO AN IRON PIN SET FOR CORNER, THENCE NORTH 00 DEGREES 58 MINUTES 33 SECONDS WEST A DISTANCE OF 626.87 FEET TO AN IRON PIN SET FOR CORNER, THENCE SOUTH 00 DEGREES 58 MINUTES 33 SECONDS WEST A DISTANCE OF 571.83 FEET TO AN IRON PIN SET FOR CORNER, THENCE SOUTHWEST 70 FEET TO AN IRON PIN SET FOR BEGINNING AND CONTAINING 12.31 ACRES OF LAND, MORE OR LESS, EXCEPTING ANY PART THEREOF TAKEN OR DEEDED FOR ROAD PURPOSES AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

GENERAL DEVELOPMENT INFORMATION:

1. EXISTING ZONING - AG AGRICULTURAL DISTRICT
2. PROPOSED ZONING - PDD M-2 (HEAVY INDUSTRIAL), C-1 (LOCAL COMMERCIAL), C-2 (GENERAL COMMERCIAL), AND M-1 (LIGHT INDUSTRIAL)
3. EXISTING USE - UNDEVELOPED
4. REFER TO EXHIBIT 1 FOR LANDSCAPING/BUFFERYARD LOCATIONS AND REQUIREMENTS
5. UPON COMPLETION OF INFRASTRUCTURE CONSTRUCTION, A FINAL PLAT IS REQUIRED TO SUBDIVIDE LOTS, AND TO DEDICATE INFRASTRUCTURE
6. PRIOR TO DEVELOPMENT ADJACENT TO EXISTING SINKHOLES, A GEOLOGICAL EVALUATION SHALL BE REQUIRED IN ACCORDANCE WITH THE CITY'S ORDINANCE AT THE TIME OF DESIGN



PREPARED FOR  
LPG, LLC  
803 S MULBERRY LANE  
SPRINGFIELD, MO 65809

PREPARED BY  
**OLSSON, INC.**  
**550 ST. LOUIS STREET**  
**SPRINGFIELD, MO 65806**

TOTAL AREA  
**8,859,232.80± SF (203.39± AC)**



# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan ☒ Yes ☐ No
- Conforming to the City's adopted Transportation Plan ☒ Yes ☐ No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) ☒ Yes ☐ No
- Compatible with surrounding land uses ☒ Yes ☐ No
- Able to be adequately served by municipal infrastructure ☒ Yes ☐ No
- Aligned with the purposes of RSMo. 89.040 ☒ Yes ☐ No

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

☒ Approval ☐ Denial

Commissioner Name:



Commissioner Signature:



Date:

8/14/23

# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

Conforming to the City's adopted Land Use Plan

☒ Yes

☐ No

Conforming to the City's adopted Transportation Plan

☒ Yes

☐ No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

☒ Yes

☐ No

Compatible with surrounding land uses

☒ Yes

☐ No

Able to be adequately served by municipal infrastructure

☒ Yes

☐ No

Aligned with the purposes of RSMo. 89.040

☒ Yes

☐ No

Statement of Relevant Facts Found:

Applicant explained where Road will be located.  
Questions answered About intersection.

Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval

☐ Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

8/14/2023

# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

Conforming to the City's adopted Land Use Plan ☒ Yes ☐ No

Conforming to the City's adopted Transportation Plan ☒ Yes ☐ No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) ☒ Yes ☐ No

Compatible with surrounding land uses ☒ Yes ☐ No

Able to be adequately served by municipal infrastructure ☒ Yes ☐ No

Aligned with the purposes of RSMo. 89.040 ☒ Yes ☐ No

## Statement of Relevant Facts Found:

203.9 acres AG to PDD Industrial M-1, M-2, C-1, C-2  
Liability required and water/sewer access is available to build to  
Timeframe of MM? No TIS required for PDD due to MM reconstruction  
TIS will be required for each phase of project  
Floodplain on northern section offset of roadway cause any  
issues w/ west side  
Signal

Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval ☐ Denial

Commissioner Name:

Brian Debraue

Commissioner Signature:



Date:

8-14-23



# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

Conforming to the City's adopted Land Use Plan

☒ Yes

☐ No

Conforming to the City's adopted Transportation Plan

☒ Yes

☐ No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

☒ Yes

☐ No

Compatible with surrounding land uses

☒ Yes

☐ No

Able to be adequately served by municipal infrastructure

☒ Yes

☐ No

Aligned with the purposes of RSMo. 89.040

☒ Yes

☐ No

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

☒ Approval

☐ Denial

Commissioner Name:

Rainier Ellis III

Commissioner Signature:

Rainier Ellis III

Date:

8/14/23

# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- |   |                                      |                          |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan                                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to the City's adopted Transportation Plan                                | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Compatible with surrounding land uses   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Able to be adequately served by municipal infrastructure                            | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**



Approval



Denial

Commissioner Name:

*Danney Garrison*

Commissioner Signature:

*Darran Campbell*

Date:

8-14-23



# Findings of Fact

Date of Hearing:

08/14/2023

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Garrett Farm PDD (PDD 23-002)

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- |   |                                      |                          |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan                                      | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to the City's adopted Transportation Plan                                | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Compatible with surrounding land uses   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Able to be adequately served by municipal infrastructure                            | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040   | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

**Statement of Relevant Facts Found:**

**Based on these findings, I have concluded to recommend the application to the City Council for:**

☐ Approval ☐ Denial

Commissioner Name:

Michael Mann

Commissioner Signature:

*Michael Mann*

Date:

8/14/23



### **AGENDA ITEM ANALYSIS**

Project/Issue Name: 23-31 An Ordinance of the City Council Approving Budget Amendment No. 1 to the Budget for the Fiscal Year 2023.

Submitted By: Bob Ford, Finance Director

Date: August 29, 2023

#### **Issue Statement**

To amend the 2023 Budget to better reflect revenues, expenses/expenditures & net cash contribution for fiscal year 2023.

#### **Discussion and/or Analysis**

On December 6, 2022, City Council approved the Annual Budget for the fiscal year 2023 as part of Ordinance No. 22-62.

- The FY 2023 Budget is attached hereto and is further broken down into Capital and Operating components by Fund. (See Exhibit A pg. 3 of 4)
- Given current knowledge regarding revenue trends & expenses/capital expenditure trends, Budget Amendment #1 is our most current view of net cash contributed by Fund, i.e., revenues minus expenses/expenditures. (See Exhibit A pg. 4 of 4)
- The following page provides a Summary of Net Cash Contribution Surplus (Deficit) by Fund – Budget versus Budget Amendment #1.

**FY 2023 Budget vs Budget Amendment #1 Variance Analysis**

Net Cash Contribution Surplus (Deficit)			
	Budget	Net Changes	Budget Amend #1
<b><u>General Fund</u></b>			
City Administration	\$1,395,391	\$152,349	\$1,547,740
Courts	(\$31,699)	(\$745)	(\$32,444)
Animal Control	(\$317,324)	\$22,427	(\$294,897)
Community Development	(\$716,353)	\$22,560	(\$693,793)
<b>Surplus (Deficit)</b>	<b>\$330,015</b>	<b>\$196,592</b>	<b>\$526,607</b>
<b><u>Public Safety</u></b>			
Police	(\$139,391)	\$177,931	\$38,539
Fire	\$314,491	\$370,859	\$685,349
Fire Sales Tax	\$17,787	\$3,015	\$20,802
<b>Surplus (Deficit)</b>	<b>\$192,886</b>	<b>\$551,805</b>	<b>\$744,691</b>
<b><u>BUILDS</u></b>			
Streets	\$44,950	\$111,249	\$156,199
Stormwater	\$0	\$8,672	\$8,672
Water	\$499	(\$1,235,761)	(\$1,235,262)
Wastewater	\$240,409	\$237,705	\$478,114
<b>Surplus (Deficit)</b>	<b>\$285,858</b>	<b>(\$878,134)</b>	<b>(\$592,276)</b>
<b><u>Parks &amp; Recreation</u></b>			
<b>Surplus (Deficit)</b>	<b>\$163</b>	<b>\$3,681,413</b>	<b>\$3,681,576</b>
<b><u>Capital Improvement Sales Tax</u></b>			
<b>Surplus (Deficit)</b>	<b>\$7,169</b>	<b>\$423,713</b>	<b>\$430,882</b>
<b>CONSOLIDATED Surplus (Deficit)</b>	<b>\$816,091</b>	<b>\$3,975,388</b>	<b>\$4,791,479</b>
<b><u>Adjust For Pool Bonds &amp; CapEx</u></b>			
Bond Proceeds - Pool Expansion	\$0	(\$9,920,000)	(\$9,920,000)
CapEx - Pool Expansion	\$0	\$6,065,098	\$6,065,098
<b>Net Adjustment</b>	<b>\$0</b>	<b>(\$3,854,902)</b>	<b>(\$3,854,902)</b>
<b>CONSOLIDATED Net Surplus</b>	<b>\$816,091</b>	<b>\$120,486</b>	<b>\$936,577</b>

**Recommended Action**

Staff recommends approval.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING BUDGET AMENDMENT NO. 1 TO THE BUDGET  
FOR THE FISCAL YEAR 2023**

**WHEREAS**, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

**WHEREAS**, on December 6, 2022, the Council approved an annual budget for the fiscal year 2023 in Ordinance No. 22-62; and

**WHEREAS**, the City Council has the authority to revise budgeted expenditures from any fund pursuant to the provisions of Sections 67.030 and 67.040 RSMo., Section 7.4 of the Republic City Charter, and Section 135.040 of the Republic Municipal Code; and

**WHEREAS**, the fiscal year 2023 budget must be amended for the City's budget to meet legal requirements and the City's financial needs.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:**

- Section 1. The total expenditures in the General Fund are decreased by \$544,585.00 to a total of \$16,181,667.00.
- Section 2. The total expenditures in the Parks & Recreation Fund are increased by \$6,418,484.00 to a total of \$11,447,164.00.
- Section 3. The total expenditures in the Street Fund are increased by \$1,670,674.00 to a total of \$6,309,292.00.
- Section 4. The total expenditure in the CIST Fund are decreased by \$320,000.00 to a total of \$1,620,000.00.
- Section 5. The total expenditures in the Fire Sales Tax Fund remains unchanged.
- Section 6. The total expenditures in the Water Fund are increased by \$1,112,402.00 to a total of \$4,176,124.00.
- Section 7. The total expenditures in the Wastewater Fund are decreased by \$86,596.00 to a total of \$29,729,032.00.
- Section 8. The total expenditure in the Stormwater Fund remains unchanged.
- Section 9. All other provisions of Ordinance No. 22-62 not specifically referenced in this Ordinance shall remain unmodified and in full force and effect.
- Section 10. The WHEREAS clauses are specifically incorporated herein by reference.
- Section 11. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 12. This Ordinance shall take effect and be in force from and after its passage as provided by law.

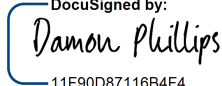
**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**Attest:**

\_\_\_\_\_  
Matt Russell, Mayor

\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

DocuSigned by:  
 8/10/2023  
11F90D87116B4F4...  
\_\_\_\_\_  
Megan McCullough, City Attorney

Final Passage and Vote:



## CITY OF REPUBLIC, MISSOURI

## 2023 BUDGET AMENDMENT #1

## Exhibit A

BUDGET   FY 2023 Description	City-Wide Consolidated	Admin	General Fund Court	AC	Com Dev	Police	Public Safety Fire	Fire Sales Tax	Street	BUILDS Funds Storm Water	Water	Wastewater	Parks & Rec Parks	CIST CIST
Revenues	\$33,305,011	\$8,981,461	\$230,472	\$10,500	\$468,500	\$2,302,472	\$1,650,327	\$541,442	\$3,183,568	\$4,000	\$2,716,221	\$7,090,037	\$5,028,843	\$1,097,169
Transfers In From Cash	\$26,325,000	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$1,500,000	\$611,000	\$348,000	\$22,966,000	\$0	\$850,000
Transfers In From General Fund	\$3,537,635	\$0	\$0	\$0	\$0	\$1,347,639	\$2,189,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers Out From General Fund	(\$3,537,635)	(\$3,537,635)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Expenditures	(\$29,383,216)	(\$68,100)	\$0	(\$1,000)	(\$57,500)	(\$22,000)	(\$20,000)	(\$510,855)	(\$1,437,695)	\$0	(\$617,833)	(\$23,544,833)	(\$1,163,400)	(\$1,940,000)
Operating Expenses	(\$29,430,704)	(\$3,980,335)	(\$262,171)	(\$326,824)	(\$1,177,353)	(\$3,767,502)	(\$3,505,832)	(\$12,800)	(\$3,200,923)	(\$615,000)	(\$2,445,889)	(\$6,270,795)	(\$3,865,280)	\$0
<b>Surplus (Deficit)</b>	<b>\$816,091</b>	<b>\$1,395,391</b>	<b>(\$31,699)</b>	<b>(\$317,324)</b>	<b>(\$716,353)</b>	<b>(\$139,391)</b>	<b>\$314,491</b>	<b>\$17,787</b>	<b>\$44,950</b>	<b>\$0</b>	<b>\$499</b>	<b>\$240,409</b>	<b>\$163</b>	<b>\$7,169</b>
<b>Capital Budget</b>														
Capital Expenditures	(\$29,383,216)	(\$68,100)	\$0	(\$1,000)	(\$57,500)	(\$22,000)	(\$20,000)	(\$510,855)	(\$1,437,695)	\$0	(\$617,833)	(\$23,544,833)	(\$1,163,400)	(\$1,940,000)
Capital Improvement Sales Tax	\$1,097,169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,097,169
Fire Sales Tax	\$541,442	\$0	\$0	\$0	\$0	\$0	\$0	\$541,442	\$0	\$0	\$0	\$0	\$0	\$0
Funded From Cash	\$26,325,000	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$1,500,000	\$611,000	\$348,000	\$22,966,000	\$0	\$850,000
<b>Surplus (Deficit)</b>	<b>(\$1,419,605)</b>	<b>(\$68,100)</b>	<b>\$0</b>	<b>(\$1,000)</b>	<b>(\$7,500)</b>	<b>(\$22,000)</b>	<b>(\$20,000)</b>	<b>\$30,587</b>	<b>\$62,305</b>	<b>\$611,000</b>	<b>(\$269,833)</b>	<b>(\$578,833)</b>	<b>(\$1,163,400)</b>	<b>\$7,169</b>
<b>Operating Budget</b>														
Revenues	\$31,666,400	\$8,981,461	\$230,472	\$10,500	\$468,500	\$2,302,472	\$1,650,327	\$0	\$3,183,568	\$4,000	\$2,716,221	\$7,090,037	\$5,028,843	\$0
Transfers In From General Fund	\$3,537,635	\$0	\$0	\$0	\$0	\$1,347,639	\$2,189,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses	(\$29,430,704)	(\$3,980,335)	(\$262,171)	(\$326,824)	(\$1,177,353)	(\$3,767,502)	(\$3,505,832)	(\$12,800)	(\$3,200,923)	(\$615,000)	(\$2,445,889)	(\$6,270,795)	(\$3,865,280)	\$0
Transfers Out From General Fund	(\$3,537,635)	(\$3,537,635)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Surplus (Deficit)</b>	<b>\$2,235,696</b>	<b>\$1,463,491</b>	<b>(\$31,699)</b>	<b>(\$316,324)</b>	<b>(\$708,853)</b>	<b>(\$117,391)</b>	<b>\$334,491</b>	<b>(\$12,800)</b>	<b>(\$17,355)</b>	<b>(\$611,000)</b>	<b>\$270,332</b>	<b>\$819,242</b>	<b>\$1,163,563</b>	<b>\$0</b>
<b>Surplus (Deficit)</b>	<b>\$816,091</b>	<b>\$1,395,391</b>	<b>(\$31,699)</b>	<b>(\$317,324)</b>	<b>(\$716,353)</b>	<b>(\$139,391)</b>	<b>\$314,491</b>	<b>\$17,787</b>	<b>\$44,950</b>	<b>\$0</b>	<b>\$499</b>	<b>\$240,409</b>	<b>\$163</b>	<b>\$7,169</b>





## CITY OF REPUBLIC, MISSOURI

## 2023 BUDGET AMENDMENT #1

## Exhibit A

BUDGET AMEND 1   FY 2023 Changes In Revenue	City-Wide Consolidated	General Fund				Public Safety			BUILDS Funds				Parks & Rec Parks	CIST CIST
		Admin	Court	AC	Com Dev	Police	Fire	Fire Sales Tax	Street	Storm Water	Water	Wastewater		
Bond Proceeds	\$9,920,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,920,000	\$0
Interest Revenue	\$1,482,508	\$218,258	\$0	\$0	\$0	\$0	\$0	\$17,463	\$110,630	\$8,672	\$34,641	\$900,109	\$192,734	\$0
Reimbursements	\$336,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,285,000	\$0	(\$200,000)	(\$749,000)	\$0	\$0
State Motor Fuel Sales Tax	\$195,747	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$195,747	\$0	\$0	\$0	\$0	\$0
Property Taxes	\$153,149	\$116,422	\$0	\$0	\$0	\$0	\$0	\$0	\$25,463	\$0	\$0	\$0	\$11,264	\$0
OTO Reimbursements	\$132,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,517
Other Revenue	\$78,576	\$0	\$0	\$9,500	\$5,150	\$0	\$0	\$0	\$21,926	\$0	\$42,000	\$0	\$0	\$0
State Motor Vehicle Sales Tax	\$70,667	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,667	\$0	\$0	\$0	\$0	\$0
Greene - Law Enforcement Sales Tax	\$67,399	\$0	\$0	\$0	\$0	\$67,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Greene - Parks Sales Taxes	\$49,407	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,407	\$0
Baseball Program	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,000	\$0
Cigarette Sales Tax	(\$3,810)	\$0	\$0	\$0	\$0	\$0	(\$3,810)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City - Fire Sales Tax	(\$14,448)	\$0	\$0	\$0	\$0	\$0	\$0	(\$14,448)	\$0	\$0	\$0	\$0	\$0	\$0
Parks (Janitorial)	(\$28,900)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$28,900)	\$0
City - Capital Improvement Sales Tax	(\$28,804)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$28,804)
City - Transportation Sales Tax	(\$57,510)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$57,510)	\$0	\$0	\$0	\$0	\$0
City - Parks Sales Taxes	(\$57,608)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$57,608)	\$0
City - Public Safety Sales Tax	(\$96,907)	\$0	\$0	\$0	\$0	(\$48,453)	(\$48,453)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City - General Sales Tax	(\$115,215)	(\$115,215)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Change in Revenues</b>	<b>\$12,095,767</b>	<b>\$219,465</b>	<b>\$0</b>	<b>\$9,500</b>	<b>\$5,150</b>	<b>\$18,946</b>	<b>(\$52,264)</b>	<b>\$3,015</b>	<b>\$1,651,923</b>	<b>\$8,672</b>	<b>(\$123,359)</b>	<b>\$151,109</b>	<b>\$10,099,897</b>	<b>\$103,713</b>
Changes in Expense	Consolidated	Admin	Court	AC	Com Dev	Police	Fire	Fire Sales Tax	Street	Storm Water	Water	Wastewater	Parks	CIST
Personnel Savings	\$1,003,693	\$250,692	\$0	\$30,789	\$55,993	\$123,505	\$360,597	\$0	\$44,649	\$0	\$28,852	\$28,852	\$79,763	\$0
Engineering Fees	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0
Hines & Lynn	\$490,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$490,000
Work Comp	\$25,866	(\$78,637)	\$0	(\$1,825)	(\$7,546)	\$35,383	\$62,526	\$0	\$23,933	\$0	(\$14,000)	\$5,204	\$828	\$0
Cybercrime Insurance	(\$23,821)	(\$23,821)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Questica	(\$37,050)	(\$37,050)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Robot Field Painter	(\$39,900)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$39,900)	\$0
Equipment & Furniture	(\$55,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$55,000)	\$0
Legal Software	(\$65,000)	(\$65,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
203 Main Renovation	(\$100,000)	(\$100,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Schuyler Creek Trail	(\$170,000)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$170,000)
Bond Payments	(\$265,098)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$265,098)	\$0
Other	(\$371,480)	(\$13,299)	(\$745)	(\$16,036)	(\$31,038)	\$97	\$0	\$0	(\$10,702)	\$0	(\$68,838)	(\$224,816)	(\$6,105)	\$0
Repairs & Maintenance	(\$544,250)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$8,750)	\$0	(\$146,750)	(\$363,750)	(\$25,000)	\$0
Capital	(\$8,968,339)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,589,805)	\$0	(\$911,667)	(\$358,895)	(\$6,107,972)	\$0
<b>Net Change in Expenses</b>	<b>(\$8,120,379)</b>	<b>(\$67,115)</b>	<b>(\$745)</b>	<b>\$12,927</b>	<b>\$17,410</b>	<b>\$158,985</b>	<b>\$423,122</b>	<b>\$0</b>	<b>(\$1,540,674)</b>	<b>\$0</b>	<b>(\$1,112,402)</b>	<b>\$86,596</b>	<b>(\$6,418,484)</b>	<b>\$320,000</b>
Summary	Consolidated	Admin	Court	AC	Com Dev	Police	Fire	Fire Sales Tax	Street	Storm Water	Water	Wastewater	Parks	CIST
<b>Surplus (Deficit)</b>	<b>\$4,791,479</b>	<b>\$1,547,740</b>	<b>(\$32,444)</b>	<b>(\$294,897)</b>	<b>(\$693,793)</b>	<b>\$38,539</b>	<b>\$685,349</b>	<b>\$20,802</b>	<b>\$156,199</b>	<b>\$8,672</b>	<b>(\$1,235,262)</b>	<b>\$478,114</b>	<b>\$3,681,576</b>	<b>\$430,882</b>
<b>Variance from Budget</b>	<b>\$3,975,388</b>	<b>\$152,349</b>	<b>(\$745)</b>	<b>\$22,427</b>	<b>\$22,560</b>	<b>\$177,931</b>	<b>\$370,859</b>	<b>\$3,015</b>	<b>\$111,249</b>	<b>\$8,672</b>	<b>(\$1,235,761)</b>	<b>\$237,705</b>	<b>\$3,681,413</b>	<b>\$423,713</b>
				<b>\$196,592</b>			<b>\$551,805</b>				<b>(\$878,134)</b>		<b>\$3,681,413</b>	<b>\$423,713</b>

## ADJUST FOR

Bond Proceeds - Pool Expansion  
Capital Expenditures - Pool Expansion  
Net Adjustment

(\$9,920,000)  
\$6,065,098  
(\$3,854,902)

Debt - Source of Cash  
Property, Plant & Equipment Capital Investment - Use of Cash  
Residual Bond Proceed Cash remaining on Balance Sheet

(\$9,920,000)  
\$6,065,098  
(\$3,854,902)

Surplus (Deficit) w/o Parks Bonds

\$936,577

(\$173,326)



## AGENDA ITEM ANALYSIS

Project/Issue Name: A Public Hearing of the City Council Regarding Setting the 2023 Property Tax Levies for the City of Republic, Missouri.

Submitted By: Bob Ford, Finance Director

Date: August 29, 2023

### Issue Statement

To approve property tax levies for the year 2023 in accordance with the recommendations from the Missouri State Auditor's Office.

### Discussion and/or Analysis

The City of Republic maintains three property tax levies:

- General Operating,
- Parks and Recreation, and
- Street Lighting.

The Greene and Christian County Assessors have provided the assessed valuation information to the City and to the State Auditor's Office. The City must establish its rates in accordance with those approved by the State Auditor.

The attached worksheet and supporting documents illustrate the change in assessed valuation, compared to the 2022 tax year.

Greene County and Christian County officials assess property value, mail property tax statements, and collect and remit property tax funds to Republic. In return, Christian County retains 4% of collections to offset their costs while Greene County retains 3%.

Under state law, the tax levy must be set by September 1, or the City can only collect tax sufficient to pay interest and principal on any outstanding bonds.

**Recommended Property Tax Levies and Estimated Revenues**

<b>Tax Levy - Type</b>	<b>2022 Levy</b>	<b>2023 Levy</b>	<b>Difference</b>
General Operating	0.4326	0.4267	-0.0059
Parks & Recreation	0.1166	0.1150	-0.0016
Street Lights	0.0666	0.0657	-0.0009
	<b>0.6158</b>	<b>0.6074</b>	<b>-0.0084</b>

<b>Assessed Valuation</b>	<b>2022</b>	<b>2023</b>	<b>Difference</b>
Real Estate, Railroad & Utility	<b>\$277,635,528</b>	<b>\$326,173,312</b>	<b>\$48,537,784</b>

<b>Tax Revenue - Type</b>	<b>2022 Levy</b>	<b>2023 Levy</b>	<b>Difference</b>
General Operating	\$1,201,051	\$1,391,782	\$190,730
Parks & Recreation	\$323,723	\$375,099	\$51,376
Street Lights	\$184,905	\$214,296	\$29,391
	<b>\$1,709,679</b>	<b>\$1,981,177</b>	<b>\$271,497</b>

**Recommended Action**

Passage of setting of 2023 property tax levies in accordance with the State Auditor's recommendation of 0.6074 total levy is recommended. The maximum amount to be reflected in the City's 2024 Annual Budget of \$1,981,177.



## AGENDA ITEM ANALYSIS

Project/Issue Name: 23-32 An Ordinance of the City Council Setting the 2023 Property Tax Levies for the City of Republic, Missouri.

Submitted By: Bob Ford, Finance Director

Date: August 29, 2023

### Issue Statement

To approve property tax levies for the year 2023 in accordance with the recommendations from the Missouri State Auditor's Office.

### Discussion and/or Analysis

The City of Republic maintains three property tax levies:

- General Operating,
- Parks and Recreation, and
- Street Lighting.

The Greene and Christian County Assessors have provided the assessed valuation information to the City and to the State Auditor's Office. The City must establish its rates in accordance with those approved by the State Auditor.

The attached worksheet and supporting documents illustrate the change in assessed valuation, compared to the 2022 tax year.

Greene County and Christian County officials assess property value, mail property tax statements, and collect and remit property tax funds to Republic. In return, Christian County retains 4% of collections to offset their costs while Greene County retains 3%.

Under state law, the tax levy must be set by September 1, or the City can only collect tax sufficient to pay interest and principal on any outstanding bonds.

**Recommended Property Tax Levies and Estimated Revenues**

<b>Tax Levy - Type</b>	<b>2022 Levy</b>	<b>2023 Levy</b>	<b>Difference</b>
General Operating	0.4326	0.4267	-0.0059
Parks & Recreation	0.1166	0.1150	-0.0016
Street Lights	0.0666	0.0657	-0.0009
	<b>0.6158</b>	<b>0.6074</b>	<b>-0.0084</b>

<b>Assessed Valuation</b>	<b>2022</b>	<b>2023</b>	<b>Difference</b>
Real Estate, Railroad & Utility	<b>\$277,635,528</b>	<b>\$326,173,312</b>	<b>\$48,537,784</b>

<b>Tax Revenue - Type</b>	<b>2022 Levy</b>	<b>2023 Levy</b>	<b>Difference</b>
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Parks & Recreation	\$323,723	\$375,099	\$51,376
Street Lights	\$184,905	\$214,296	\$29,391
	<b>\$1,709,679</b>	<b>\$1,981,177</b>	<b>\$271,497</b>

**Recommended Action**

Passage of setting of 2023 property tax levies in accordance with the State Auditor's recommendation of 0.6074 total levy is recommended. The maximum amount to be reflected in the City's 2024 Annual Budget of \$1,981,177.

**AN ORDINANCE OF THE CITY COUNCIL SETTING THE 2023 PROPERTY TAX LEVIES  
FOR THE CITY OF REPUBLIC, MISSOURI**

**WHEREAS**, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

**WHEREAS**, the Missouri State Auditor's Office reviews data from local governments and other taxing authorities in the State of Missouri on an annual basis to ensure compliance with state law and to maintain revenue neutrality; and

**WHEREAS**, based on the data it receives and reviews, the Missouri State Auditor's Office provides a pro-forma tax rate calculation, which the City utilizes in setting its property tax rate(s) for the applicable year; and

**WHEREAS**, as required by law, a notice of public hearing for the approval of the City's proposed 2023 property tax levies was published at least seven (7) days prior to the public hearing; and

**WHEREAS**, following the public hearing, the City hereby adopts the 2023 property tax levies in accordance with the Missouri State Auditor's Office pro-forma calculations.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:**

**Section 1:** For the year 2023, there is hereby levied a tax upon each \$100.00 of assessed valuation of real estate within the corporate limits of the City of Republic, Missouri, at the following rates and for the following purposes:

<b>A. General Revenue Fund</b>	<b>0.4267</b>
<b>B. Park Fund</b>	<b>0.1150</b>
<b>C. Street Lighting Fund</b>	<b>0.0657</b>
<b><u>TOTAL</u></b>	<b><u>0.6074</u></b>

**Section 2:** On the day following the effective date of the passage of this Ordinance, the levy established herewith shall be certified by the City Clerk and delivered to the County Clerk of Greene County, Missouri and the County Clerk of Christian County, Missouri.

**Section 3:** The WHEREAS clauses above are specifically incorporated herein by reference.

**Section 4:** The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

**Section 5:** This Ordinance shall take effect and be in force from and after its passage as provided by law.




**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**Attest:**

\_\_\_\_\_  
Matt Russell, Mayor

\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

DocuSigned by:  
 8/10/2023  
11F90D87116B4F4...

\_\_\_\_\_  
Megan McCullough, City Attorney

**Final Passage and Vote:**



**Scott Fitzpatrick**  
Missouri State Auditor

**MEMORANDUM**

August 11, 2023

**TO:** 09-039-0005 City of Republic  
**RE:** Setting of 2023 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2023 Property Tax Rate(s).

1. **Lines G - BB on the Summary Page should be completed** to show the actual tax rate(s) to levy.
2. Please **sign and date the Summary Page**.
3. Please **submit the finalized tax rate forms ready for certification to the County Clerk of each county** that your political subdivision resides in. The County Clerk must also sign the Summary Page and indicate the proposed tax rate to be entered on the tax books before submitting rate(s) to the State Auditor's Office for final review and certification.

If the attached calculation differs from the questionnaire submitted for review, please review the following line items for the reason(s) for the difference.

- **Form A, Line 2b - New Construction & Improvements - Personal Property**

Section 137.073.4, RSMo, states that the aggregate increase in valuation of personal property for the current year over that of the previous year is the equivalent of the new construction and improvements factor for personal property.

- **Form A, Line 5 - Prior Year Assessed Valuation**

If the 2023 questionnaire has a different amount on Form A, Line 5 than was previously submitted, we had to revise the 2022 calculation for this change. The revised 2022 tax rate ceiling is listed on the 2023 Summary Page, Line A. Your primary County Clerk should forward a copy of the revised 2022 calculation; please keep this form for your files.

- **(SCHOOL DISTRICTS ONLY) Form A, Line 14**

We revised the information the school district submitted on Line 14 to the amount computed by the Department of Elementary and Secondary Education (DESE).

If you have any questions about the enclosed forms, please contact the local government section at (573-751-4213.)

Missouri State Auditor's Office  
2023 Tax Rate Assessed Valuation Summary

08/11/2023  
Item 7.

Political Subdivision - 09-039-0005 City of Republic

		Current Assessed Valuation						
Purpose	County	Real Property	Personal Property	Total	New Construction and Improvements Real Estate	Newly Added Territory	Newly Separated Territory	Property Changed from Local to State Assessed
01 General Revenue	022 Christian	4,364,581	0	4,364,581	427,450	0	0	0
01 General Revenue	039 Greene	321,808,731	0	321,808,731	29,966,134	265,860	0	0
	<b>Total</b>	<u>326,173,312</u>	<u>0</u>	<u>326,173,312</u>	<u>30,393,584</u>	<u>265,860</u>	<u>0</u>	<u>0</u>
02 Parks & Recreation	022 Christian	4,364,581	0	4,364,581	427,450	0	0	0
02 Parks & Recreation	039 Greene	321,808,731	0	321,808,731	29,966,134	265,860	0	0
	<b>Total</b>	<u>326,173,312</u>	<u>0</u>	<u>326,173,312</u>	<u>30,393,584</u>	<u>265,860</u>	<u>0</u>	<u>0</u>
04 Lights	022 Christian	4,364,581	0	4,364,581	427,450	0	0	0
04 Lights	039 Greene	321,808,731	0	321,808,731	29,966,134	265,860	0	0
	<b>Total</b>	<u>326,173,312</u>	<u>0</u>	<u>326,173,312</u>	<u>30,393,584</u>	<u>265,860</u>	<u>0</u>	<u>0</u>



# PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/11/2023

## Summary Page

Item 7.

### For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic

09-039-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political  
Subdivision Use  
in Calculating  
its Tax Rate

A. **Prior year tax rate ceiling** as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year)

0.4326

B. **Current year rate computed** pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18)

0.4267

C. **Amount of rate increase authorized by voters for current year** if same purpose. (Form B, Line 7)

D. **Rate to compare to maximum authorized levy to determine tax rate ceiling** (Line B if no election, otherwise Line C)

0.4267

E. **Maximum authorized levy** the most recent voter approved rate

0.9000

F. **Current year tax rate ceiling** maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E)

0.4267

G1. **Less required sales tax reduction** taken from tax rate ceiling (Line F), if applicable

G2. **Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies)** taken from tax rate ceiling (Line F)

H. **Less voluntary reduction by political subdivision** taken from the tax rate ceiling (Line F)

WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.

I. **Plus allowable recoupment rate** added to tax rate ceiling (Line F) If applicable, attach Form G or H.

J. **Tax rate to be levied** (Line F - Line G1 - Line G2 - Line H + Line I)

AA. **Rate to be levied for debt service**, if applicable (Form C, Line 10)

BB. **Additional special purpose rate authorized by voters** after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

## Certification

I, the undersigned, \_\_\_\_\_ (Office) of \_\_\_\_\_ (Political Subdivision) levying a rate in \_\_\_\_\_ (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date)	(Signature)	(Print Name)	(Telephone)

**Proposed rate to be entered on tax books by county clerk**

**based on certification from the political subdivision: Lines**

**J** \_\_\_\_\_ **AA** \_\_\_\_\_ **BB** \_\_\_\_\_

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

(Date)	(County Clerk's Signature)	(County)	(Telephone)

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****8/11/2023****Form A**

Item 7.

**For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Republic

09-039-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

**1. (2023) Current year assessed valuation**

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a)	<u>326,173,312</u>	+	(b)	<u>0</u>	=	<u>326,173,312</u>
	(Real Estate)			(Personal Property)		(Total)

**2. Assessed valuation of new construction & improvements**

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a)	<u>30,393,584</u>	+	(b)	<u>0</u>	=	<u>30,393,584</u>
	(Real Estate)			Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) If Line 2b is negative, enter zero		(Total)

**3. Assessed value of newly added territory**

obtained from the county clerk or county assessor

(a)	<u>265,860</u>	+	(b)	<u>0</u>	=	<u>265,860</u>
	(Real Estate)			(Personal Property)		(Total)

**4. Adjusted current year assessed valuation**

(Line 1 total - Line 2 total - Line 3 total)

295,513,868**5. (2022) Prior year assessed valuation**

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a)	<u>277,635,528</u>	+	(b)	<u>0</u>	=	<u>277,635,528</u>
	(Real Estate)			(Personal Property)		(Total)

**6. Assessed value of newly separated territory**

obtained from the county clerk or county assessor

(a)	<u>0</u>	+	(b)	<u>0</u>	=	<u>0</u>
	(Real Estate)			(Personal Property)		(Total)

**7. Assessed value of property locally assessed in prior year, but state assessed in current year**

obtained from the county clerk or county assessor

(a)	<u>0</u>	+	(b)	<u>0</u>	=	<u>0</u>
	(Real Estate)			(Personal Property)		(Total)

**8. Adjusted prior year assessed valuation**

(Line 5 total - Line 6 total - Line 7 total)

277,635,528



**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****8/11/2023****Form A**

Item 7.

**For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Republic

09-039-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political  
Subdivision Use in  
Calculating its Tax  
Rate

9. **Percentage increase in adjusted valuation** of existing property in the current year over the prior year's assessed valuation

(Line 4 - Line 8 / Line 8 x 100)

6.4395%

10. **Increase in Consumer Price Index (CPI)**

certified by the State Tax Commission

6.5000%

11. **Adjusted prior year assessed valuation**

(Line 8)

277,635,528

12. **(2022) Tax rate ceiling from prior year**

(Summary Page, Line A)

0.4326

13. **Maximum prior year adjusted revenue**

from property that existed in both years (Line 11 x Line 12 / 100)

1,201,051

14. **Permitted reassessment revenue growth**

The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.

5.0000%

15. **Additional revenue permitted**

(Line 13 x Line 14)

60,053

16. **Total revenue permitted in current year \***

from property that existed in both years ( Line 13 + Line 15)

1,261,104

17. **Adjusted current year assessed valuation** (Line 4)

295,513,868

18. **Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo**

(Line 16 / Line 17 x 100)

Round a fraction to the nearest one/one hundredth of a cent.

**Enter this rate on the Summary Page, Line B**

0.4267

\* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****8/11/2023****Summary Page**

Item 7.

**For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Republic

09-039-0005

Parks &amp; Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

**For Political  
Subdivision Use  
in Calculating  
its Tax Rate**

A. **Prior year tax rate ceiling** as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year)

0.1166

B. **Current year rate computed** pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18)

0.1150

C. **Amount of rate increase authorized by voters for current year** if same purpose. (Form B, Line 7)

D. **Rate to compare to maximum authorized levy to determine tax rate ceiling** (Line B if no election, otherwise Line C)

0.1150

E. **Maximum authorized levy** the most recent voter approved rate

0.2000

F. **Current year tax rate ceiling** maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E)

0.1150

G1. **Less required sales tax reduction** taken from tax rate ceiling (Line F), if applicable

G2. **Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies)** taken from tax rate ceiling (Line F)

H. **Less voluntary reduction by political subdivision** taken from the tax rate ceiling (Line F)

WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.

I. **Plus allowable recoupment rate** added to tax rate ceiling (Line F) If applicable, attach Form G or H.

J. **Tax rate to be levied** (Line F - Line G1 - Line G2 - Line H + Line I)

AA. **Rate to be levied for debt service**, if applicable (Form C, Line 10)

BB. **Additional special purpose rate authorized by voters** after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

**Certification**

I, the undersigned, \_\_\_\_\_ (Office) of \_\_\_\_\_ (Political Subdivision) levying a rate in \_\_\_\_\_ (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

**Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.**

(Date)	(Signature)	(Print Name)	(Telephone)

**Proposed rate to be entered on tax books by county clerk****based on certification from the political subdivision: Lines****J** \_\_\_\_\_ **AA** \_\_\_\_\_ **BB** \_\_\_\_\_

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

(Date)	(County Clerk's Signature)	(County)	(Telephone)

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****8/11/2023****Form A**

Item 7.

**For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Republic

09-039-0005

Parks &amp; Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

**1. (2023) Current year assessed valuation**

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a)	<u>326,173,312</u>	+	(b)	<u>0</u>	=	<u>326,173,312</u>
	(Real Estate)			(Personal Property)		(Total)

**2. Assessed valuation of new construction & improvements**

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a)	<u>30,393,584</u>	+	(b)	<u>0</u>	=	<u>30,393,584</u>
	(Real Estate)			Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b) If Line 2b is negative, enter zero		(Total)

**3. Assessed value of newly added territory**

obtained from the county clerk or county assessor

(a)	<u>265,860</u>	+	(b)	<u>0</u>	=	<u>265,860</u>
	(Real Estate)			(Personal Property)		(Total)

**4. Adjusted current year assessed valuation**

(Line 1 total - Line 2 total - Line 3 total)

295,513,868**5. (2022) Prior year assessed valuation**

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a)	<u>277,635,528</u>	+	(b)	<u>0</u>	=	<u>277,635,528</u>
	(Real Estate)			(Personal Property)		(Total)

**6. Assessed value of newly separated territory**

obtained from the county clerk or county assessor

(a)	<u>0</u>	+	(b)	<u>0</u>	=	<u>0</u>
	(Real Estate)			(Personal Property)		(Total)

**7. Assessed value of property locally assessed in prior year, but state assessed in current year**

obtained from the county clerk or county assessor

(a)	<u>0</u>	+	(b)	<u>0</u>	=	<u>0</u>
	(Real Estate)			(Personal Property)		(Total)

**8. Adjusted prior year assessed valuation**

(Line 5 total - Line 6 total - Line 7 total)

277,635,528

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****8/11/2023****Form A**

Item 7.

**For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Republic

09-039-0005

Parks &amp; Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

**For Political  
Subdivision Use in  
Calculating its Tax  
Rate**

9. **Percentage increase in adjusted valuation** of existing property in the current year over the prior year's assessed valuation

(Line 4 - Line 8 / Line 8 x 100)

6.4395%

10. **Increase in Consumer Price Index (CPI)**  
certified by the State Tax Commission

6.5000%

11. **Adjusted prior year assessed valuation**  
(Line 8)

277,635,528

12. **(2022) Tax rate ceiling from prior year**

(Summary Page, Line A)

0.1166

13. **Maximum prior year adjusted revenue**  
from property that existed in both years (Line 11 x Line 12 / 100)

323,723

14. **Permitted reassessment revenue growth**

The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%.  
A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.

5.0000%

15. **Additional revenue permitted**  
(Line 13 x Line 14)

16,186

16. **Total revenue permitted in current year \***  
from property that existed in both years ( Line 13 + Line 15)

339,909

17. **Adjusted current year assessed valuation** (Line 4)

295,513,868

18. **Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo**  
(Line 16 / Line 17 x 100)

Round a fraction to the nearest one/one hundredth of a cent.

**Enter this rate on the Summary Page, Line B**

0.1150

\* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



## PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/11/2023

## Summary Page

Item 7.

## For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic

09-039-0005

Lights

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the county clerk.

The information to complete the Summary Page is available from prior year forms, computed on the attached forms, or computed on this page. Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political  
Subdivision Use  
in Calculating  
its Tax Rate

A. **Prior year tax rate ceiling** as defined in Chapter 137, RSMo, revised if the prior year data changed or a voluntary reduction was taken in a non-reassessment year (Prior year Summary Page, Line F minus Line H in odd numbered year or prior year Summary Page, Line F in even numbered year)

0.0666

B. **Current year rate computed** pursuant to Article X, Section 22, of the Missouri Constitution and Section 137.073, RSMo, if no voter approved increase (Form A, Line 18)

0.0657

C. **Amount of rate increase authorized by voters for current year** if same purpose. (Form B, Line 7)

D. **Rate to compare to maximum authorized levy to determine tax rate ceiling** (Line B if no election, otherwise Line C)

0.0657

E. **Maximum authorized levy** the most recent voter approved rate

0.1000

F. **Current year tax rate ceiling** maximum legal rate to comply with Missouri laws Political subdivisions tax rate (Lower of Line D or E)

0.0657

G1. **Less required sales tax reduction** taken from tax rate ceiling (Line F), if applicable

G2. **Less 20% required reduction 1st class charter county political subdivision NOT submitting an estimated non-binding tax rate to the county(ies)** taken from tax rate ceiling (Line F)

H. **Less voluntary reduction by political subdivision** taken from the tax rate ceiling (Line F)

WARNING: A voluntary reduction taken in an even numbered year will lower the tax rate ceiling for the following year.

I. **Plus allowable recoupment rate** added to tax rate ceiling (Line F) If applicable, attach Form G or H.

J. **Tax rate to be levied** (Line F - Line G1 - Line G2 - Line H + Line I)

AA. **Rate to be levied for debt service**, if applicable (Form C, Line 10)

BB. **Additional special purpose rate authorized by voters** after the prior year tax rates were set. (Form B, Line 7 if a different purpose)

## Certification

I, the undersigned, \_\_\_\_\_ (Office) of \_\_\_\_\_ (Political Subdivision) levying a rate in \_\_\_\_\_ (County(ies)) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the county clerk(s) for final certification.

(Date)	(Signature)	(Print Name)	(Telephone)

Proposed rate to be entered on tax books by county clerk

based on certification from the political subdivision: Lines

J

AA

BB

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of this section.

(Date)	(County Clerk's Signature)	(County)	(Telephone)



**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****8/11/2023****Form A**

Item 7.

**For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Republic	09-039-0005	Lights
Name of Political Subdivision	Political Subdivision Code	Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

**1. (2023) Current year assessed valuation**

Include the current state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

(a)	326,173,312	+	(b)	0	=	326,173,312
	(Real Estate)			(Personal Property)		(Total)

**2. Assessed valuation of new construction & improvements**

2(a) - Obtained from the county clerk or county assessor

2(b) - increase in personal property, use the formula listed under Line 2(b)

(a)	30,393,584	+	(b)	0	=	30,393,584
	(Real Estate)			Line 1(b) - 3(b) - 5(b) + 6(b) + 7(b)		(Total)
				<b>If Line 2b is negative, enter zero</b>		

**3. Assessed value of newly added territory**

obtained from the county clerk or county assessor

(a)	265,860	+	(b)	0	=	265,860
	(Real Estate)			(Personal Property)		(Total)

**4. Adjusted current year assessed valuation**

(Line 1 total - Line 2 total - Line 3 total)

295,513,868

**5. (2022) Prior year assessed valuation**

Include prior year state and locally assessed valuation obtained from the county clerk, county assessor, or comparable office finalized by the local board of equalization.

NOTE: If this is different than the amount on the prior year Form A, Line 1, then revise the prior year tax rate form to recalculate the prior year tax rate ceiling. Enter the revised prior year tax rate ceiling on this year's Summary Page, Line A.

(a)	277,635,528	+	(b)	0	=	277,635,528
	(Real Estate)			(Personal Property)		(Total)

**6. Assessed value of newly separated territory**

obtained from the county clerk or county assessor

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

**7. Assessed value of property locally assessed in prior year, but state assessed in current year**

obtained from the county clerk or county assessor

(a)	0	+	(b)	0	=	0
	(Real Estate)			(Personal Property)		(Total)

**8. Adjusted prior year assessed valuation**

(Line 5 total - Line 6 total - Line 7 total)

277,635,528

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED****8/11/2023****Form A**

Item 7.

**For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property**

City of Republic

09-039-0005

Lights

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the county clerk.**

Computation of reassessment growth and rate for compliance with Article X, Section 22, and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information in the Informational Data, at the end of these forms, provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

For Political  
Subdivision Use in  
Calculating its Tax  
Rate

9. **Percentage increase in adjusted valuation** of existing property in the current year over the prior year's assessed valuation

(Line 4 - Line 8 / Line 8 x 100)

6.4395%

10. **Increase in Consumer Price Index (CPI)**

certified by the State Tax Commission

6.5000%

11. **Adjusted prior year assessed valuation**

(Line 8)

277,635,528

12. **(2022) Tax rate ceiling from prior year**

(Summary Page, Line A)

0.0666

13. **Maximum prior year adjusted revenue**

from property that existed in both years (Line 11 x Line 12 / 100)

184,905

14. **Permitted reassessment revenue growth**

The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10) or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0 or more than 5%.

5.0000%

15. **Additional revenue permitted**

(Line 13 x Line 14)

9,245

16. **Total revenue permitted in current year \***

from property that existed in both years ( Line 13 + Line 15)

194,150

17. **Adjusted current year assessed valuation** (Line 4)

295,513,868

18. **Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo**

(Line 16 / Line 17 x 100)

Round a fraction to the nearest one/one hundredth of a cent.

**Enter this rate on the Summary Page, Line B**

0.0657

\* To compute the total property tax revenues billed for the current year (including revenues from all new construction and improvements and annexed property), multiply Line 1 by the rate on Line 18 and divide by 100. The property tax revenues billed would be used in estimating budgeted revenues.



# PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/11/2023

## Informational Data

Item 7.

### For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic

09-039-0005

General Revenue

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Based on Prior  
Year Tax Rate  
Ceiling as if No  
Voluntary  
Reductions  
were Taken

Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.

Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

### Informational Summary Page

A. Prior year tax rate ceiling (Prior year Informational Summary Page, Line F)	0.4326
B. Current year rate computed (Informational Form A, Line 18 below)	0.4267
C. Amount of increase authorized by voters for current year (Informational Form B, Line 7 below)	
D. Rate to compare to maximum authorized levy (Line B if no election, otherwise Line C)	0.4267
E. Maximum authorized levy most recent voter approved rate	0.9000
F. Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (Lower of Line D or E)	0.4267

### Informational Form A

9. Percentage increase in adjusted valuation (Form A, Line 4 - Line 8 / Line 8 x 100)	6.4395%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	6.5000%
11. Adjusted prior year assessed valuation (Form A, Line 8)	277,635,528
12. (2022) Tax rate ceiling from prior year (Informational Summary Page, Line A from above)	0.4326
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	1,201,051
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10), or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0, nor more than 5%.	5.0000%
15. Additional reassessment revenue permitted (Line 13 x Line 14)	60,053
16. Total revenue permitted in current year from property that existed in both years (Line 13 + Line 15)	1,261,104
17. Adjusted current year assessed valuation (Form A, Line 4)	295,513,868
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo, if no voluntary reduction was taken (Line 16 / Line 17 x 100)	0.4267

### Informational Form B

6. Prior year tax rate ceiling to apply voter approved increase to (Informational Summary Page, Line A if increase to an existing rate, otherwise 0)	
7. Voter approved increased tax rate to adjust (If an "increase of/by" ballot, Form B, Line 5a + Line 6, if an "increase to" ballot, Form B, Line 5b)	



# PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/11/2023

## Informational Data

Item 7.

### For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic

09-039-0005

Parks & Recreation

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Based on Prior  
Year Tax Rate  
Ceiling as if No  
Voluntary  
Reductions  
were Taken

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
- Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

### Informational Summary Page

A. Prior year tax rate ceiling (Prior year Informational Summary Page, Line F)	0.1166
B. Current year rate computed (Informational Form A, Line 18 below)	0.1150
C. Amount of increase authorized by voters for current year (Informational Form B, Line 7 below)	
D. Rate to compare to maximum authorized levy (Line B if no election, otherwise Line C)	0.1150
E. Maximum authorized levy most recent voter approved rate	0.2000
F. Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (Lower of Line D or E)	0.1150

### Informational Form A

9. Percentage increase in adjusted valuation (Form A, Line 4 - Line 8 / Line 8 x 100)	6.4395%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	6.5000%
11. Adjusted prior year assessed valuation (Form A, Line 8)	277,635,528
12. (2022) Tax rate ceiling from prior year (Informational Summary Page, Line A from above)	0.1166
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	323,723
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10), or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0, nor more than 5%.	5.0000%
15. Additional reassessment revenue permitted (Line 13 x Line 14)	16,186
16. Total revenue permitted in current year from property that existed in both years (Line 13 + Line 15)	339,909
17. Adjusted current year assessed valuation (Form A, Line 4)	295,513,868
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo, if no voluntary reduction was taken (Line 16 / Line 17 x 100)	0.1150

### Informational Form B

6. Prior year tax rate ceiling to apply voter approved increase to (Informational Summary Page, Line A if increase to an existing rate, otherwise 0)	
7. Voter approved increased tax rate to adjust (If an "increase of/by" ballot, Form B, Line 5a + Line 6, if an "increase to" ballot, Form B, Line 5b)	



# PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

8/11/2023

## Informational Data

Item 7.

### For Political Subdivisions Other Than School Districts Levying a Single Rate on All Property

City of Republic

09-039-0005

Lights

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

This page shows the information that would have been on the line items for the Summary Page, Form A, and/or Form B had no voluntary reduction(s) been taken in prior even numbered year(s). The information on this page should not be used in the current year unless the taxing authority wishes to reverse any voluntary reduction(s) taken in prior even numbered year(s) and follows the following steps in an even numbered year.

Based on Prior  
Year Tax Rate  
Ceiling as if No  
Voluntary  
Reductions  
were Taken

- Step 1 The governing body should hold a public hearing and adopt a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate.
- Step 2 Submit a copy of the resolution, policy statement, or ordinance to the State Auditor's Office for review.

### Informational Summary Page

A. Prior year tax rate ceiling (Prior year Informational Summary Page, Line F)	0.0666
B. Current year rate computed (Informational Form A, Line 18 below)	0.0657
C. Amount of increase authorized by voters for current year (Informational Form B, Line 7 below)	
D. Rate to compare to maximum authorized levy (Line B if no election, otherwise Line C)	0.0657
E. Maximum authorized levy most recent voter approved rate	0.1000
F. Tax rate ceiling if no voluntary reductions were taken in a prior even numbered year (Lower of Line D or E)	0.0657

### Informational Form A

9. Percentage increase in adjusted valuation (Form A, Line 4 - Line 8 / Line 8 x 100)	6.4395%
10. Increase in Consumer Price Index (CPI) certified by the State Tax Commission	6.5000%
11. Adjusted prior year assessed valuation (Form A, Line 8)	277,635,528
12. (2022) Tax rate ceiling from prior year (Informational Summary Page, Line A from above)	0.0666
13. Maximum prior year adjusted revenue from property that existed in both years (Line 11 x Line 12 / 100)	184,905
14. Permitted reassessment revenue growth The percentage entered on Line 14 should be the lower of the actual growth (Line 9), the CPI (Line 10), or 5%. A negative figure on Line 9 is treated as a 0 for Line 14 purposes. Do not enter less than 0, nor more than 5%.	5.0000%
15. Additional reassessment revenue permitted (Line 13 x Line 14)	9,245
16. Total revenue permitted in current year from property that existed in both years (Line 13 + Line 15)	194,150
17. Adjusted current year assessed valuation (Form A, Line 4)	295,513,868
18. Maximum tax rate permitted by Article X, Section 22, and Section 137.073, RSMo, if no voluntary reduction was taken (Line 16 / Line 17 x 100)	0.0657

### Informational Form B

6. Prior year tax rate ceiling to apply voter approved increase to (Informational Summary Page, Line A if increase to an existing rate, otherwise 0)	
7. Voter approved increased tax rate to adjust (If an "increase of/by" ballot, Form B, Line 5a + Line 6, if an "increase to" ballot, Form B, Line 5b)	



PAULA BRUMFIELD

Item 7.



100 W. CHURCH, ROOM 304 • OZARK, MO 65721  
Phone: 417-582-4340 • Fax: 417-581-8331  
pbrumfield@christiancountymo.gov

AUGUST 1, 2023

REPUBLIC CITY

The following valuations of your district are furnished for your information. These are your assessed valuations for the 2023 year; real estate by class, personal and Railroad and Utility as amended by the Board of Equalization which adjourned on the 31st day of July, 2023.

Real Estate County Valuations By Category:

Residential	4,142,260
Agricultural	350
Commercial	181,570

Real Estate County Total	4,324,180
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Real Estate State & Local RR/Utility Valuations:

Local RR/Utility	0
State RR/Utility	0

Real Estate RR/Utility Total	0
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GRAND TOTAL REAL ESTATE PROPERTY	4,324,180
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Personal Property Valuations:

County Personal	742,530
Local RR/Utility	0
State RR/Utility	0

GRAND TOTAL PERSONAL PROPERTY	742,530
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GRAND TOTAL PROPERTY VALUATION	5,066,710
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The new construction real property amount included in the Real Estate Property total above is: 427,450

Sincerely,

PAULA BRUMFIELD

Item 7.



100 W. CHURCH, ROOM 304 • OZARK, MO 65721  
Phone: 417-582-4340 • Fax: 417-581-8331  
pbrumfield@christiancountymo.gov

AUGUST 1, 2023

REPUBLIC CITY

The following valuations of your district are furnished for your information. These are your assessed valuations for the 2023 year; real estate by class, personal and Railroad and Utility as amended by the Board of Equalization which adjourned on the 31st day of July, 2023.

Real Estate County Valuations By Category:

Residential	0
Agricultural	0
Commercial	0

Real Estate County Total	0
--------------------------	---

Real Estate State & Local RR/Utility Valuations:

Local RR/Utility	0
State RR/Utility	40,401

Real Estate RR/Utility Total	40,401
------------------------------	--------

GRAND TOTAL REAL ESTATE PROPERTY	40,401
----------------------------------	--------

Personal Property Valuations:

County Personal	0
Local RR/Utility	50,690
State RR/Utility	7,022

GRAND TOTAL PERSONAL PROPERTY	57,712
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GRAND TOTAL PROPERTY VALUATION	98,113
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The new construction real property amount included in the Real Estate Property total above is: 0

Sincerely,



# County of **GREENE** State of Missouri

**GREENE COUNTY COURTHOUSE**  
 940 N BOONVILLE ROOM 113  
 SPRINGFIELD, MO 65802  
 (417) 868-4055

**SHANE SCHOELLER**  
**COUNTY CLERK**

**NOTICE OF 2023**  
**AGGREGATE ASSESSED VALUATION**  
 August 8, 2023

Per RSMo.137.245.3, I, Shane Schoeller, Greene County Clerk, do hereby certify that the following is the aggregate assessed valuation of the City of Republic in Greene County, Missouri, for the year 2023 as shown on the assessment lists on May 31, 2023 plus railroad and utility valuations as reported by the State Tax Commission.

1. Real Estate - Residential	\$	222,022,950
2. Real Estate - Agricultural		426,540
3. Real Estate - Commercial		91,536,860
4. Real Estate - Commercial/Local RRU		1,721,728
5. Real Estate - Commercial/State RRU		6,100,653
6. Personal Property		73,113,940
7. Personal Property - Local RRU		479,437
8. Personal Property - State RRU		1,382,839
<b>Total</b>	<b>\$</b>	<b>396,784,947</b>

Real Estate - New Construction Value	\$	29,966,134
Tax Increment Financing (TIF) District Value		0
Newly Added Territory	\$	265,860

Newly Separated Territory

Property Changed from Local to State - Real Estate

Property Changed from Local to State - Personal Property

This information is transmitted to you in compliance with R.S.Mo. § 67.110, which requires that notice be given and public hearings held before tax rates are set.



## **AGENDA ITEM ANALYSIS**

**Project/Issue Name:** 23-33 An Ordinance of the City Council Approving the Final Plat of the Wilson's Valley Planned Development District Phase One.

**Submitted By:** Chris Tabor, Principal Planner

**Date:** August 29, 2023

### **Issue Statement**

The City of Republic's BUILDS Department received an Application from Wilson's Vally LLC for the Final Plat of Wilson's Valley Phase 1 on July 28, 2023.

### **Discussion and/or Analysis**

The Final Plat of Wilson's Valley Phase 1 will legally divide approximately twenty-eight point zero-six-nine (28.069) acres of land into seventy (70) total lots – of which sixty-seven (67) are single-family residential lots and three (3) are commercial lots. The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater Easements to the City. The Final Plat includes approximately 3,031 linear feet of new street and 3,173 linear feet of new sidewalk.

The Final Plat of Wilson's Valley Phase 1 conforms to the Development Plan for Wilson's Valley Planned Development District, as approved by City Council on May 3, 2022.

City Staff has reviewed the Final Plat and has determined that it substantially conforms to the requirements of the Approved Development Plan, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

### **Recommended Action**

Staff recommends approval of Wilson's Valley Phase 1 Final Plat.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF  
WILSON'S VALLEY PLANNED DEVELOPMENT DISTRICT PHASE ONE**

**WHEREAS**, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

**WHEREAS**, on May 3, 2022, via Ordinance 22-24, the Council approved the Development Plan for Wilson's Valley Planned Development District (PDD); and

**WHEREAS**, on June 23, 2023, Wilson's Valley, LLC ("Applicant") submitted an application to the BUILDS Department for review and approval of the Final Plat of Phase 1 of the Wilson's Valley Planned Development District ("Wilson's Valley Phase 1"); and

**WHEREAS**, the BUILDS Department has reviewed Applicant's proposed Final Plat and determined it substantially conforms to the requirements of the approved Development Plan, the requirements of applicable City Code provisions including but not necessarily limited to Chapter 410 Subdivision Regulations, Article 410-V Major Subdivision--Final Plat.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:**

- Section 1:** That all conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of Wilson's Valley Phase 1 have been met.
- Section 2:** That the Final Plat of Wilson's Valley Phase 1, attached and incorporated herein as "Attachment 1", is hereby approved in all respects.
- Section 3:** That the approval of the Final Plat of Wilson's Valley Phase 1 is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4:** That neither the construction of structures nor the sale of lots in Wilson' Valley Phase 1 shall commence until the Final Plat of Wilson's Valley Phase 1 has been duly approved and recorded as required by law.
- Section 5:** The whereas clauses are hereby specifically incorporated herein by reference.
- Section 6:** The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 7:** This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**Attest:**

\_\_\_\_\_  
Matt Russell, Mayor

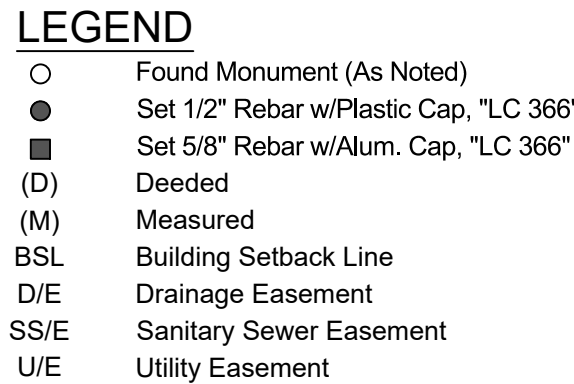
\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

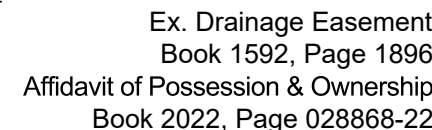
DocuSigned by:  
*Damon Phillips* 7/28/2023  
11F90D87116B4F4...  
\_\_\_\_\_  
Megan McCullough, City Attorney

**Final Passage and Vote:**





Sec. 11, T-28-N, R-23-W  
Scale: 1"=2000'



Commercial  
Lot 70  
65,257± sf  
1.498± ac

Commercial  
Lot 69  
62,401± sf  
1.433± ac

Commercial  
Lot 68  
62,336± sf  
1.431± ac

Common Area, Detention  
& Drainage Easement

Total Area:	1,222,697± sf - 28.069± acres
Total No. of Lots:	70
Smallest Lot:	Lots 58-60: 6,050± sf - 0.139± ac
Largest Lot:	Commercial Lot 69: 62,401± sf - 1.433± ac
PDD Approval:	Ord. 22-24, Approved May 3, 2022
Current Zoning:	Wilson's Valley Planned Development District (PDD)
Property Owner:	Wilson's Valley, LLC
Source of Title:	Book 2021, Page 034932-21 Book 2022, Page 028868-22

1. No plantings or obstructions other than mail boxes are permitted within the limits of any right-of-way or drainage easement.
2. No fences or obstructions to be built within drainage easements.
3. No structures are to be built between right-of-way line and building setback line except those structures which are incidental to the principal structure and permissible by the Republic Municipal Code.
4. Centerline bearing of street is same as adjacent lot line.
5. All common areas will be dedicated as utility easements.
6. Maintenance of any area referred to as a common area or detention area is the responsibility of the Property Owner's Association.
7. All Accessory Structures must be constructed in accordance with Republic Municipal Code 405.640.
8. Lot corner pins are 1/4" diameter with plastic cap marked "Olson LC 366", unless noted otherwise.
9. All lot corners shall be set within 1-year after the date of recording this plat.
10. Sidewalks will be constructed along at least one side of each street and the full radius of each cul-de-sac in accordance with Chapter 410 of the Republic Municipal Code. Sidewalks are to be built on the South side of Wilson's Valley Blvd., the West side of Hawthorne Place, and the North side of Linden Lane, Fieldcrest Court, Rose Glen Court & Appledore Court.
11. That portion of Greentree Street right-of-way within Phase I is dedicated hereon. Greentree Street public street and sidewalk improvements, as required by the City of Republic, will be constructed with Phase II.
12. The owner and/or developer of Commercial Lots 68, 69 & 70 shall be responsible for addressing open space, landscaping and bufferyard requirements on each lot as they develop.
13. No lots shall have direct access to U.S. Highway 60 or Farm Road 101.
14. Reference source documents for pertinent data and records provided by a Title Search Report issued by Great American Title Insurance Agency, file no. 623-142200, dated July 20, 2023.
15. The Insurance Rate Map (IRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0318E, dated December 17, 2010 shows this property is located in Zone "X" (Area determined to be outside the 0.2% annual chance floodplain.)
16. Zoned: Wilson's Valley Planned Development District (PDD)
 

<u>Residential Setbacks:</u>		<u>Commercial Setbacks:</u>	
Front Yard Setback:	20 feet	Front Yard Setback:	15 feet
Side Yard Setback:	5 feet (15 feet adj. to street R/W)	Side Yard Setback:	6 feet (15 feet adj. to street R/W or as noted)
Rear Yard Setback:	25 feet	Rear Yard Setback:	15 feet

Sinkho

MATCHLINE

**PREPARED FOR**  
Wilson's Valley, LLC  
5051 S. National Ave. Bldg 5-100  
Springfield, MO 65810

**PREPARED BY**  
Olsson, Inc.  
550 St. Louis Street  
Springfield, MO 65806

All of that part of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) and of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, being a part of the tract of land recorded in Book 2021 at Page 34932-21 and Book 2022, at Page 028688-22 in the Greene County Recorder's Office, more particularly described as follows:

Beginning at the corner existing between the Southwest corner of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section 11; thence N01°51'33"E, along the West line of said SW¼ of the SW¼, a distance of 1,333.54 feet to the Southwest corner of said NW¼ of the SW¼ for a POINT OF BEGINNING; thence continuing N01°51'33"E, along the West line of said NW¼ of the SW¼, a distance of 1,333.71 feet, (N01°51'10"E, 1,333.54' Deed) to an existing 1" flat bar marking the Northwest corner of said NW¼ of the SW¼; thence N01°51'39"E, along the West line of said SW¼ of the NW¼, a distance of 287.15 feet (N01°51'26"E, 286.75 Deed) to a point on the South right-of-way line of U.S. Highway 60, as it now exists, and there to the Southwest corner of said NW¼ of the SW¼, a distance of 1,333.54 feet; thence S02°07'04"E, along said railroad spur as described as section Tract I in Book 2003 at Page 8536-03; thence S32°07'04"E, along said railroad spur, a distance of 42.03 feet (S32°06'47"E, 41.70 Deed); thence continuing along said railroad spur and along a tangent curve to the left having a radius of 703.29 feet, an arc length of 99.06 feet, a central angle of 8°04'13" and a chord distance of 98.98 feet which bears S38°09'10"E; thence S48°37'36"W, a distance of 23.00 feet; thence S18°55'49"W, a distance of 222.09 feet; thence along a non-latitude curve to the right having a radius of 150.00 feet, an arc length of 43.59 feet, a central angle of 16°38'55" and a chord distance of 149.95 feet; thence S01°00'00"E, a distance of 47.45 feet; thence S08°56'11"E, a distance of 218.95 feet; thence S03°29'07"W, a distance of 210.57 feet; thence S33°31'02"E, a distance of 475.49 feet; thence S00°00'00"E, a distance of 302.46 feet; thence N01°43'35"E, a distance of 70.00 feet; thence along a non-latitude curve to the right having a radius of 536.00 feet, an arc length of 108.43 feet, a central angle of 11°38'59" and a chord distance of 104.24 feet; thence S01°00'00"E, a distance of 195.95 feet to a point on the South line of the SW¼ of the NW¼ of the SW¼, a distance of 195.95 feet to the POINT OF BEGINNING. Containing 28.069 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

As owner(s) I/We have caused the land described on this plat to be surveyed, divided, mapped, and all access rights reserved and dedicated as represented on the plat. I/We hereby dedicate, grant, and convey right-of-way and easements shown hereon to the City of Republic. Furthermore, I/We, certify that there are no suits, actions, liens, or trusts on the property conveyed herein, and warrant generally and specially the property conveyed for public use and will execute such further assurances as may be required.

Wilson's Valley, LLC  
Stuart M. Stenger, Manager of Stenger Management, LLC, its manager

STATE OF MISSOURI  
COUNTY OF GREENE SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023, before me personally appeared Stuart M. Stenger, who duly sworn did say that he is the Manager of Wilson's Valley, LLC, a Missouri Limited Liability Company, and that the foregoing instrument was signed and sealed on behalf of said Limited Liability Company and acknowledged to be the free act and deed of said company.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first written above

Notary Public

I, \_\_\_\_\_, City Planner of the City of Republic, Missouri, do hereby certify on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, the Final Plat of Wilson's Valley Phase I conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner

There are no unpaid taxes due and payable at the time of plat approval and no unpaid special assessments, whether or not due and payable at the time of plat approval on any of the lands included in this plat, and all outstanding taxes and special assessments have been paid on all property dedicated to public use.

Parcel Number

County Collection Official

I, Laura Burbridge, City Clerk of the City of Republic, Greene County, Missouri, do hereby certify that the Plat of Wilson's Valley Phase I was presented to, accepted and approved by the City Council of said City of Republic, and approved by General Ordinance No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Laura Burbridge, City Clerk

That I, David D. Drumm do hereby declare that this plat was prepared under my supervision from an actual survey of the land herein described prepared by Olsson dated June 29, 2023 and signed by David D. Drumm P.L.S. No. 2007017958 and that the corner monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm P.L.S. No. 2007017958 in accordance with the Department of Agriculture's "Missouri Standards for Property Boundary Surveys" for an Urban Class type property.

David D. Drumm, MO PLS 2007017958  
Olsson, Inc., MO LC 366  
ddrumm@olsson.com

Date 08/04/2023

FINAL PLAT  
WILSON'S VALLEY PHASE I

---

SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST  
REPUBLIC, GREENE COUNTY, MISSOURI

SHEET  
1 of 2

---

drawn by: \_\_\_\_\_ CDA  
surveyed by: \_\_\_\_\_ SVY  
checked by: \_\_\_\_\_ DDD  
approved by: \_\_\_\_\_ DDD  
project no.: \_\_\_\_\_ 021-05396  
drawing no.: \_\_\_\_\_ V FPLT 02105396  
date: \_\_\_\_\_ 07 28 23

Digitally signed by David D. Drum  
Date: 2023.08.04 08:51:01-05'00

REV. NO.	DATE	REVISIONS DESCRIPTION	BY
1	08-02-23	Revisions per City Comments	CDA
2	08-03-23	Revisions per additional City Comments	CDA

## REVISIONS

20

19





FINAL PLAT  
WILSON'S VALLEY PHASE I  
PART OF THE SW¼ OF THE NW¼  
& PART OF THE NW¼ OF THE SW¼  
SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED FOR

Wilson's Valley, LLC  
5051 S. National Ave. Bldg 5-100  
Springfield, MO 65810

PREPARED BY

Olsson, Inc.  
550 St. Louis Street  
Springfield, MO 65806

LEGEND

- Found Monument (As Noted)
- Set 1/2" Rebar w/Plastic Cap, "LC 366"
- Set 5/8" Rebar w/Alum. Cap, "LC 366"
- Deeded
- Measured
- Building Setback Line
- Drainage Easement
- Sanitary Sewer Easement
- Utility Easement

DEVELOPMENT NOTES

Total Area: 1,222,697± sf - 28.069± acres  
Total No. of Lots: 70  
Smallest Lot: Lots 58-60: 6,050± sf - 0.139± ac  
Largest Lot: Commercial Lot 69: 62,401± sf - 1.433± ac  
PDD Approval: Ord. 22-24, Approved May 3, 2022  
Current Zoning: Wilson's Valley Planned Development District (PDD)  
Property Owner: Wilson's Valley, LLC  
Source of Title: Book 2021, Page 034932-21  
Book 2022, Page 028868-22

BENCHMARKS

Benchmarks shown are per the Public Improvement Plans for Wilson's Valley Phase I. Elevation datum was determined by others.  
BM #1 - Existing R/W Post Marker at the SE Corner of U.S. Hwy. 60 & Farm Road 101  
Elevation: 1246.26±  
BM #2 - Found 5/8" Iron Pin "LS 3140" along the West side of Farm Road 101 & Approx. 1607± South of U.S. Hwy. 60.  
Elevation: 1246.68±

MIN. FINISH FLOOR ELEVATIONS

LOT	"M.F.F.E. FOR SANITARY SEWER SERVICE	"M.F.F.E. FOR 100-YR STORM (18-INCHES ABOVE TOP OF BANK)
LOT 1	1239.14	-
LOT 2	1238.78	-
LOT 3	1238.72	-
LOT 4	1230.27	-
LOT 5	1232.29	-
LOT 6	1234.50	-
LOT 7	1234.50	-
LOT 8	1234.63	-
LOT 9	1233.41	-
LOT 10	1231.22	-
LOT 11	1229.74	-
LOT 12	1228.97	-
LOT 13	1229.89	-
LOT 14	1231.01	-
LOT 15	1232.58	-
LOT 16	1235.71	-
LOT 17	1234.23	-
LOT 18	1231.39	-
LOT 19	1229.56	-
LOT 20	1228.30	-
LOT 21	1225.39	-
LOT 22	1226.07	-
LOT 23	1227.34	-
LOT 24	1229.36	-
LOT 25	1230.64	1234.60
LOT 26	1232.15	1234.60
LOT 27	1230.85	-
LOT 28	1229.93	-
LOT 29	1228.96	-
LOT 30	1227.95	-
LOT 31	1222.15	-
LOT 32	1222.92	-
LOT 33	1230.38	-
LOT 34	1232.98	-
LOT 35	1234.54	-
LOT 36	1236.37	-
LOT 37	1235.23	-
LOT 38	1233.91	-
LOT 39	1233.06	-
LOT 40	1231.39	-
LOT 41	1229.37	-
LOT 42	1227.41	-
LOT 43	1226.16	-
LOT 44	1224.03	1223.00
LOT 45	1222.40	1223.00
LOT 46	1219.14	1223.00
LOT 47	1219.13	1223.00
LOT 48	1225.22	1223.00
LOT 49	1228.28	1223.00
LOT 50	1226.39	1223.00
LOT 51	1227.35	1223.00
LOT 52	1226.57	1223.00
LOT 53	1226.96	1223.00
LOT 54	1227.64	1223.00
LOT 55	1228.11	1224.84
LOT 56	1227.41	1226.39
LOT 57	1227.48	1226.39
LOT 58	1229.18	1226.39
LOT 59	1229.47	1226.70
LOT 60	1230.11	1227.05
LOT 61	1231.13	1227.23
LOT 62	1233.56	1227.68
LOT 63	1234.65	1227.90
LOT 64	1238.91	-
LOT 65	1236.93	-
LOT 66	1236.31	-
LOT 67	1236.58	1228.59

The elevations are shown as required by Greene County and provided by Ryan V. Jeppson (PE-2012024241) who determined the elevations.  
\*Minimum F.F. Elev. shown is the elevation to serve any point within the lot. Finished basements may require a grinder pump.  
\*\*Minimum F.F. Elev. is set 18" above the 100-year water surface elevation or top of bank of adjacent drainage way.

LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE
# Direction Length	# Direction Length	# Direction Length	# Direction Length
L1 N43°37'39"W 42.06'	L14 N29°47'36"W 12.72'	L27 N85°20'48"W 21.18'	L40 S57°20'39"E 45.70'
L2 S48°37'36"W 23.00'	L15 N14°33'04"W 15.54'	L28 N16°08'41"W 14.62'	L41 S42°05'43"E 42.01'
L3 N88°08'50"W 31.33'	L16 N14°33'04"W 2.49'	L29 S73°50'22"W 51.73'	L42 N79°24'48"E 59.60'
L4 S14°33'04"E 18.03'	L17 N08°56'11"W 13.84'	L30 S58°13'30"W 12.09'	L43 N33°45'27"E 46.87'
L5 N29°38'47"E 44.23'	L18 N70°05'55"W 13.27'	L31 N39°30'00"W 20.90'	L44 S45°34'43"E 26.08'
L6 N43°08'38"W 28.28'	L19 S70°05'55"E 17.68'	L32 N50°30'00"E 15.00'	L45 S88°09'17"E 62.18'
L7 N88°08'50"W 11.33'	L20 N19°54'05"E 15.00'	L33 S39°30'00"E 25.82'	L46 N73°30'09"E 37.50'
L8 N46°51'22"E 28.29'	L21 N70°05'55"W 21.03'	L34 N49°50'35"W 22.47'	L47 S30°27'28"E 55.81'
L9 S88°08'50"E 11.33'	L22 S83°48'54"E 16.45'	L35 N40°09'25"E 15.00'	L48 N53°34'07"E 52.07'
L10 S14°33'04"E 18.03'	L23 N06°11'06"E 15.00'	L36 S49°50'35"E 23.93'	L49 N64°40'54"W 8.28'
L11 N43°08'38"W 28.28'	L24 N83°48'54"W 22.03'	L37 S56°16'23"W 55.86'	L50 S53°34'07"W 42.89'
L12 N46°51'22"E 28.29'	L25 S85°20'48"E 17.45'	L38 N57°20'39"W 44.95'	L51 N88°09'17"W 34.14'
L13 N89°13'46"W 14.39'	L26 N04°39'12"E 15.00'	L39 S49°50'35"E 4.66'	

CURVE TABLE	CURVE TABLE
# Radius Length Delta Chord Chord Bearing	# Radius Length Delta Chord Chord Bearing
C1 703.29 99.06° 8°04'13" 98.98° S36°09'10"E	C42 50.00 35.72° 40°55'59" 34.97° S30°15'35"E
C2 150.00 43.59° 16°38'55" 43.43° S82°49'42"E	C43 50.00 35.72° 40°55'59" 34.97° S71°11'34"E
C3 100.00 51.46° 29°29'03" 50.89° N87°19'46"W	C44 50.00 42.33° 48°30'29" 41.08° N64°05'12"E
C4 535.00 108.43° 11°36'43" 108.24° S85°04'46"W	C45 15.00 13.62° 52°01'12" 13.16° N65°50'34"E
C5 245.00 164.09° 38°22'26" 161.04° S72°39'58"W	C46 15.00 22.52° 86°00'27" 20.46° S45°08'36"E
C6 560.00 16.37° 1°40'28" 16.37° S54°18'59"W	C47 600.00 12.56° 11°15'57" 12.56° S13°57'05"E
C7 560.00 203.22° 20°47'31" 202.10° S65°32'59"W	C48 75.00 26.55° 20°17'11" 26.42° S04°24'29"E
C8 245.00 152.12° 35°34'27" 149.69° S58°09'31"W	C49 125.00 30.40° 13°55'59" 30.32° N84°53'11"E
C9 328.71° 117.93° 20°33'22" 117.30° S51°54'48"W	C50 15.00 18.92° 72°17'12" 17.69° S65°56'12"E
C10 125.00 92.96° 42°36'34" 90.83° S84°57'26"W	C51 15.00 13.62° 52°01'12" 13.16° N63°13'10"W
C11 300.00 103.58° 19°47'05" 103.08° S18°49'44"E	C52 50.00 44.45° 50°56'16" 43.00° N62°40'41"W
C12 325.00 100.09° 17°38'41" 99.69° S00°06'51"E	C53 50.00 35.72° 40°55'59" 34.97° S71°23'11"W
C13 575.00 71.62° 7°08'10" 71.57° S05°08'24"W	C54 50.00 35.72° 40°55'59" 34.97° S30°27'13"W
C14 575.00 161.81° 16°07'23" 161.27° S06°29'22"E	C55 50.00 35.72° 40°55'59" 34.97° S10°28'48"E
C15 100.00 133.07° 76°14'42" 123.47° S23°34'17"W	C56 50.00 35.72° 40°55'59" 34.97° S51°24'44"E
C16 100.00 52.64° 30°09'32" 52.03° S76°46'24"W	C57 50.00 60.54° 69°22'15" 56.91° N73°26'09"E
C17 125.00 263.03° 120°33'50" 217.12° S00°29'19"E	C58 15.00 13.62° 52°01'12" 13.16° N64°45'38"E
C18 353.71° 20.86° 3°22'46" 20.86° S43°16'42"W	C59 150.00 5.76° 2°12'02" 5.76° N89°40'13"E
C19 703.29 6.11° 0°29'51" 6.11° S32°21'59"E	C60 150.00 50.11° 19°08'23" 49.87° N76°00'01"E
C20 270.00 41.46° 8°47'56" 41.42° N87°27'13"E	C61 150.00 41.46° 18°37'07" 48.53° N60°07'15"E
C21 270.00 62.55° 13°16'28" 62.41° N76°25'00"E	C62 150.00 48.74° 18°37'07" 48.53° N41°30'08"E
C22 270.00 49.06° 10°24'35" 48.99° N64°34'29"E	C63 150.00 48.74° 18°37'07" 48.53° N22°53'01"E
C23 15.00 24.06° 91°54'33" 21.56° S74°40'33"E	C64 150.00 59.78° 22°49'57" 59.38° N02°09'29"E
C24 275.00 30.75° 6°24'25" 30.73° S12°08'24"E	C65 150.00 53.76° 20°32'06" 53.47° N19°31'33"W
C25 15.00 23.00° 87°50'53" 20.81° S34°59'16"W	C66 15.00 19.51° 74°30'13" 18.16° N07°27'31"E
C26 15.00 13.62° 52°01'12" 13.16° N52°54'06"E	C67 15.00 49.87° 22°51'29" 49.54° N03°07'20"W
C27 50.00 48.35° 55°24'09" 46.49° N76°46'09"W	C68 550.00 45.02° 4°14'24" 45.01° N12°12'22"W
C28 50.00 35.72° 40°55'59" 34.97° S55°03'47"W	C69 550.00 44.48° 4°38'02" 44.47° N06°23'29"E
C29 50.00 35.72° 40°55'59" 34.97° S14°07'48"W	C70 350.00 14.85° 2°25'53" 14.85° N07°29'33"E
C30 50.00 35.72° 40°55'59" 34.97° S26°48'10"E	C71 350.00 53.97° 8°50'03" 53.91° N01°51'35"E
C31 50.00 35.72° 40°55'59" 34.97° S67°44'09"E	C72 350.00 38.97° 6°22'44" 38.95° N05°44'49"W
C32 50.00 56.64° 64°54'22" 53.66° N59°20'41"E	C73 325.00 18.39° 3°14'30" 18.38° N10°33'26"W
C33 15.00 13.62° 52°01'12" 13.16° N52°54'06"E	C74 15.00 22.99° 87°49'23" 20.81° N15°11'25"E
C34 15.00 24.13° 92°09'07" 21.61° S55°00'44"E	C75 15.00 32.13° 3°26'28" 32.12° N74°13'31"E
C35 300.00 12.03° 2°17'53" 12.03° S07°47'15"E	C76 270.00 22.43° 4°45'32" 22.42° N73°33'58"E
C36 15.00 22.65° 86°32'02" 20.56° S48°30'09"W	C77 353.71° 14.45° 2°20'29" 14.45° S61°04'15"W
C37 15.00 13.62° 52°01'12" 13.16° N62°08'13"W	C78 15.00 66.29° 25°19'12" 65.75° S78°11'15"W
C38 50.00 18.92° 21°40'34" 18.80° N46°57'54"W	C79 100.00 25.13° 14°24'03" 25.07° N70°43'40"E
C39 50.00 43.74° 50°07'28" 42.36° N82°51'59"W	C80 265.00 107.42° 23°13'28" 106.68° N51°54'54"E
C40 50.00 35.72° 40°55'59" 34.97° S01°36'22"W	C81 270.00 94.25° 20°00'04" 93.77° N50°18'12"E
C41 50.00 35.72° 40°55'59" 34.97° S10°40'23"W	C82 465.00 94.24° 11°36'43" 94.08° N85°04'46"E

Olsson, Inc. is a Survey Missouri Certificate of Authority #C086  
550 St. Louis Street  
Springfield, MO 65806  
TEL 417.890.8802  
www.olsson.co

DAVID D. DRUMM  
PLS 2007017568  
06-24-2023  
Digital Signature of David D. Drumm

Date: 2023.08.04 08:51:35-05'00'

REV.	NO.	DATE	DESCRIPTION	BY
	1	08.02.23	Revisions per City Comments	CDA
	2	08.02.23	Revisions per additional City Comments	CDA

FINAL PLAT  
WILSON'S VALLEY PHASE I  
SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST  
REPUBLIC, GREENE COUNTY, MISSOURI

2023

drawn by: CDA  
surveyed by: SVY  
checked by: DDD  
approved by: DDD  
project no.: 021-05396  
drawing no.: V.FPLT 02105396  
date: 07.28.23

SHEET  
2 of 2



## AGENDA ITEM ANALYSIS

Project/Issue Name: 23-34 An Ordinance of the City Council Approving Execution of a Developer Agreement with Wilson's Valley, LLC for the Deferment of Certain Infrastructure Obligations in Exchange for the Developer's Dedication of Right-of-Way to the City.

Submitted By: Chris Tabor, Principal Planner

Date: August 29, 2023

### Issue Statement

Wilson's Valley LLC wishes to enter into a Developer's Agreement for the deferral of the design, permitting, and construction of the Primary Arterial required by the Development Plan for Wilson's Valley, in exchange for immediate Dedication of Right-of-Way(ROW) for said Primary Arterial.

### Discussion and/or Analysis

The approved Development Plan depicts a Primary Arterial street in Phases 2 and 3 of the development. The Developer is requesting deferral of the portion of this street within Phase 2 in exchange for the dedication of ROW for the entirety of the street in Phase 2 and Phase 3. The City of Republic's Adopted Transportation Plan and Major Thoroughfare Plan requires 110 feet of width for the ROW of a Primary Arterial.

Construction of the Primary Arterial, including the connecting portion shown outside the bounds of the property, will be required during Phase 3.

### Recommended Action

Staff recommends the approval of the Developer's Agreement.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING EXECUTION OF A DEVELOPER AGREEMENT WITH WILSON'S VALLEY, LLC FOR THE DEFERMENT OF CERTAIN INFRASTRUCTURE OBLIGATIONS IN EXCHANGE FOR THE DEVELOPER'S DEDICATION OF RIGHT-OF-WAY TO THE CITY**

**WHEREAS**, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

**WHEREAS**, Wilson's Valley, LLC (herein called the "Developer") is the owner and Developer of approximately 91.55 acres of real property located at the 6500 block of West U.S. Highway 60 in Republic ("Property"); and

**WHEREAS**, on May 3, 2022, via Ordinance 22-24, Council approved of the Development Plan for the Wilson's Valley Planned Development District ("the Development") for the Property; and

**WHEREAS**, the Developer is currently working on Phase 1 of the Development and the City desires to enter into a Developer Agreement with Developer pursuant to which the City will agree to defer the design, permitting, and construction of the Primary Arterial, as shown on the Development Plan, in exchange for Developer's immediate dedication of the right-of-way for the Primary Arterial (Proposed MODOT Primary Arterial), as identified in the Development Plan ("Dedicated ROW"); and

**WHEREAS**, under the proposed Developer Agreement, the Developer will agree to construct a City street within the Dedicated ROW during the construction of Phase 3 of the Development, the infrastructure plans for which will be subject to the review and approval by the City's BUILDS Department; and

**WHEREAS**, based upon documentation and presentation(s) provided by City staff, the Council finds the proposed Developer Agreement is in the City's best interest as it will help to maximize efficiency and the timely construction of the Development, which will ultimately contribute to the continued economic growth and development in the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:**

- Section 1:** The City Administrator or his/her designee, on behalf of the City, is authorized to enter into a Developer Agreement with Wilson's Valley, LLC to govern the terms under which the public improvements referenced herein will be made, to be in substantially the same form as that attached hereto and labeled, "Attachment 1".
- Section 2:** The City Administrator, or his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.
- Section 3:** The WHEREAS clauses above are specifically incorporated herein by reference.
- Section 4:** The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

**Section 5:** This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**Attest:**

\_\_\_\_\_  
Matt Russell, Mayor

\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

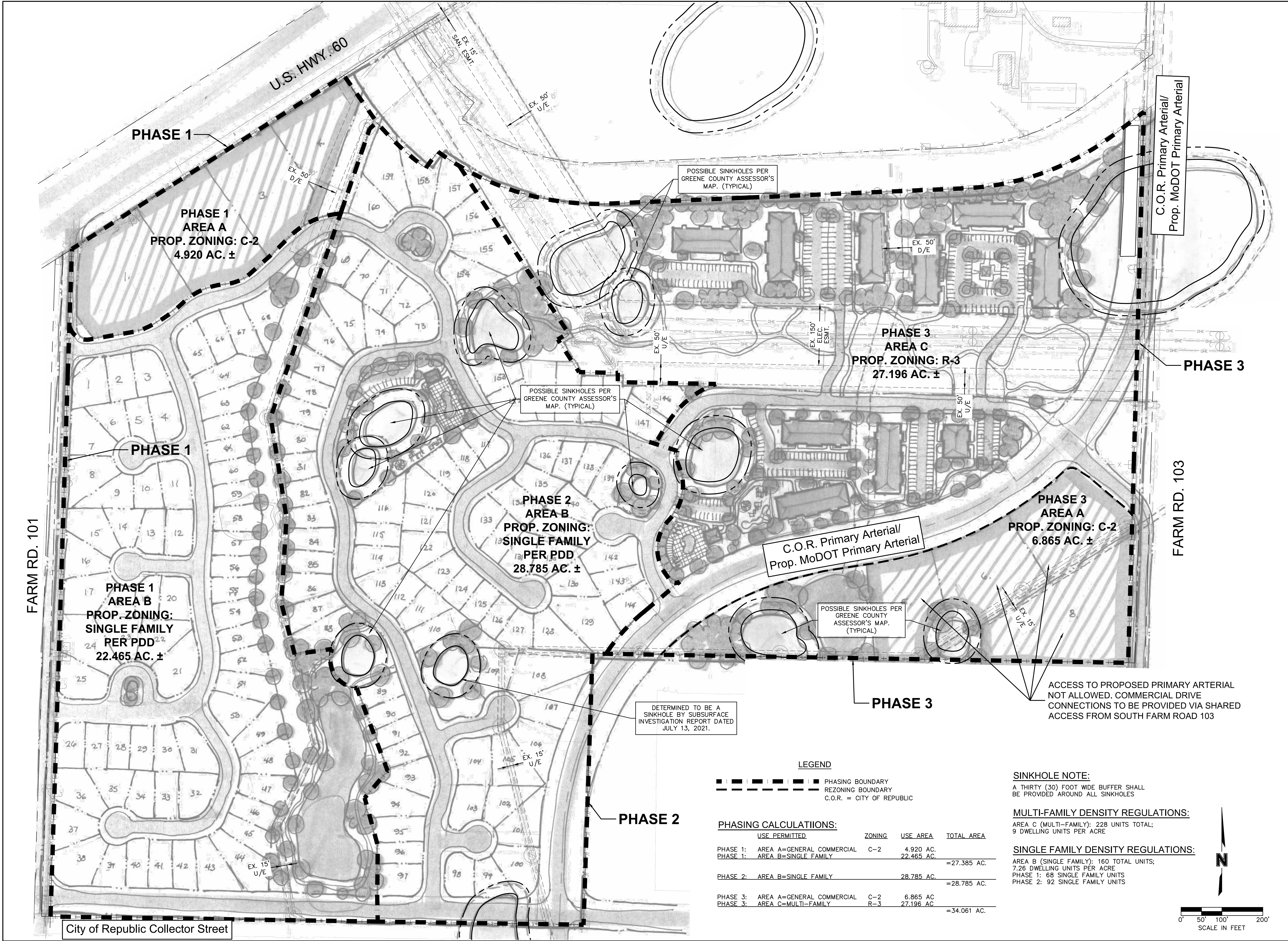
  
\_\_\_\_\_

Megan McCullough, City Attorney









Item 9.

550 St. Louis St.  
Springfield, MO 65806

TEL 417.890.8802

www.olson.com

olsson

EXHIBIT #2

WILSON'S VALLEY  
- U.S. HWY. 60 & FARM RD. 101.-

REPUBLIC, MISSOURI

NO.	DATE	REVISIONS DESCRIPTION

2021

ON DEPOINTS LAYER

REVISIONS

drawn by: KAS

checked by: RVJ

approved by: RGH

QA/QC by: RVJ

project no.: 021-05396

drawing no.: 01.10.2022

date: 01.10.2022

SHEET

1 of 1