

## Missouri Department of Transportation

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TO: CITY OF REPUBLIC  
REPUBLIC SCHOOL DISTRICT  
DRURY PROPERTIES, INC

FROM: Stacy Reese  
District Engineer

DATE: March 18, 2024

SUBJECT: Missouri Highways and Transportation Commission  
US 60 at FR 107, near Station 273+10  
Greene County  
Memorandum of Understanding

US 60 is owned and maintained by the Missouri Highways and Transportation Commission (MHTC) as a limited access highway. In cooperation with the City of Republic (City), the Republic School District (School District), and Drury Properties (Drury), a break in access will be needed for a new alignment of FR 107 on US 60 near Station 273+10.

Drury owns the property on the north side of US 60 at Station 273+10. The School District is working to build an interim right-in, right-out access road near Station 273+10 to facilitate the construction of a new school building which is located north of the Drury property. The location of the intersection on US 60 is also amiable to MHTC as the location is in agreeance to a future MHTC project, J8S3159, for relocating the intersection of FR 107 south of US 60. The future FR 107, both north and south of US 60, will be a publicly accessible roadway after the public improvements have been built; the new public right of way will be deeded to the respective agencies once the final plats are filed per agency processes. For the interim right-in, right-out access road to be built, the current right of access entry to the Drury property will need to be "shifted & widened" to allow for the new right-in, right-out access. A permit from MHTC will be needed by Drury and the School District. Future access to the Drury property will then need to be provided from the new FR 107 north of US 60, to be located not more than 300' from the existing centerline of US 60 and outside of what will be MHTC right of way, and secondary access will be provided by the City from a future backage road that will be a local public street and that generally parallel's the US 60 alignment on the north side of the Drury property.

Agreements will be executed between MHTC and Drury with the understanding of the following statements:

1. MHTC, the City, and the School District, understand that the City and the School District does not "own" the real estate adjacent to the break in limited access location currently. The City and School District does not have title to the real estate. It is a dedicated public right-of-way per proposed plats that will be recorded once public improvements are completed and final plats are filed.



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2. MHTC, the City, the School District, and Drury understands that the initial construction of FR 107 north of US 60 will be performed by a private contractor and paid for by the School District. The School District will be responsible for the design, construction, and all costs associated with the project, which will include access to the property owned by Drury at 5905 W US Highway 60 from the new FR 107 (such access to be allowed at 300 feet from the centerline of US Highway 60 but not closer than 300 feet (as the centerline exists as of date of this memorandum)). The roadways will be constructed to State or City specifications, where applicable, and upon completion the roadway will be accepted by the City northwesterly of US 60, provided the roadway meets City standards and specifications and as per City policies and procedures. This design will need to be approved by MHTC and City prior to construction and a permit will be needed before construction can commence.
3. MHTC, the City, the School District, and Drury understands that upon completion and acceptance of FR 107 north of US 60 by the City northwesterly of US 60, the City will be responsible for the continued operation and maintenance of the road improvements on the public rights of way adjoining the state right of way.
4. MHTC, the City, the School District and Drury understands that the property owned by Drury at 5745 W US Highway 60 will be provided a shared access to Highway 60 at one property line with adjacent property either east or west, such access will be permitted by MHTC and may require a Traffic Study dependent on the use and development of the property. The understandings of the parties reflected in this paragraph, may at the option of Drury, be recorded in the land records of Greene County so as to attach to the property owned by Drury at 5745 W US Highway 60.
5. The City and the School District understand that the residential access to Highway 60 serving 5849 US Highway 60 must be closed for the planned improvements and access to the school development. The City and School District agree to provide an alternate access to the property with the planned improvements via the local public street backage road and to endeavor to remove the direct access to Highway 60. The City and School District agree to participate with MHTC should the securement of said access become a legal proceeding. MHTC agrees to allow the permitting of planned improvements for the School Access provided that they meet the minimum MHTC requirements and standard specifications. Access may be permitted for construction but not utilized until such a time that the private driveway access is removed.

This memorandum of understanding is needed to ensure that all parties involved with the break in limited access are in concurrence with the project and subsequent transfer of ownership. MHTC is prepared to issue a permit for the new access construction project after the agreement has been fully executed by the City, the School District, and Drury, and MHTC has approved the improvement plans.

Signatures below confirm and acknowledge agreement with the memorandum of understanding.

Confirmed and Acknowledged By:

MISSOURI HIGHWAYS AND  
TRANSPORTATION COMMISSION

\_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

CITY OF REPUBLIC

\_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

REPUBLIC SCHOOL DISTRICT

\_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

DRURY PROPERTIES, INC.

\_\_\_\_\_

Printed: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Exhibit A

Project Location and Property Owners

