



## MINUTES

### City Council Meeting Municipal Court Building, 540 Civic Blvd May 03, 2022 at 6:00 PM

**Matt Russell, Mayor**  
Eric Gerke, Ward I  
Garry Wilson, Ward II  
Christopher Updike, Ward III  
Jennifer Mitchell, Ward IV  
  
Eric Franklin, Ward I  
Gerry Pool, Ward II  
Shane Grooms, Ward III  
Jim Deichman, Ward IV

#### Call Meeting to Order

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Matt Russell at 6:00 p.m. Council Members present included Eric Franklin, Garry Wilson, Eric Gerke, Gerry Pool, Shane Grooms, Jim Deichman, and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, City Attorney Megan McCullough, Police Chief Brian Sells, Finance Director Meghan Cook, Chief of Staff Lisa Addington, BUILDS Administrator Andrew Nelson, Assistant BUILDS Administrator Karen Haynes, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Fire Chief Duane Compton, Engineering Manager Garrett Brickner, IT Director Chris Crosby, Principal Planner Chris Tabor, Assistant Parks and Recreation Director Jennafer Mayfield, and City Clerk Laura Burbridge.

#### Opening Prayer

Opening prayer was led by City Administrator David Cameron.

#### Pledge of Allegiance to the United States Flag

The Pledge of Allegiance was led by Mayor Matt Russell.

#### Proclamations

Mayor Matt Russell announced that Council Member Grooms has resigned from his seat due to moving out of Republic. Mayor Russell thanked Mr. Grooms for his service and great questions. Mr. Grooms thanked everyone for this opportunity and advised not to let anyone run unopposed because sitting on this side of the meeting changes your view on the process. Mayor Russell advised we will be opening this position up and interviewing candidates in the future to fill his vacancy. Mr. Grooms left the meeting at 6:03 p.m. Council Member Chris Updike arrived at 6:03 p.m.

##### 1. Employee Appreciation Week

Mayor Russell read the Employee Appreciation Week Proclamation and presented it to City Administrator David Cameron.

#### Citizen Participation

Mayor Russell opened citizen participation at 6:06 p.m. No one came forward so Mayor Russell closed citizen participation at 6:06 p.m.

#### Consent Agenda

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

##### 2. Approve April 19, 2022 City Council Minutes.

##### 3. 22-R-22 A Resolution of the City Council Awarding the Bid for a Standby Generator for the New BUILDS Department Building to Cummins Inc.

#### Board, Commission, and Committee Schedule

Board of Adjustment Meeting	May 5, 2022
Planning & Zoning Meeting	May 9, 2022
City Council Meeting	May 17, 2022
City Council Meeting	June 7, 2022

### Old Business and Tabled Items

4. **22-24 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Ninety-One Point Five-Five (91.55) Acres, Located at the 6500 Block of West U.S. Highway 60, from Agricultural (AG) and Light Industrial (M-1) to Wilson's Valley Planned Development District (PDD).**

Motion was made by Council Member Franklin and seconded by Council Member Wilson to have the second reading of Bill 22-24 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available for questions from Council. Council Member Franklin motioned for the passage of Bill 22-24. Council Member Updike seconded. A roll call vote was taken digitally. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

5. **22-25 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Four Point Nine-Two (4.92) Acres, Located at 1022 North Republic Commons Drive, from General Commercial (C-2) to Multi-Family Residential (R-3).**

Motion was made by Council Member Franklin and seconded by Council Member Mitchell to have the second reading of Bill 22-25 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available for questions from Council. Council Member Pool motioned for the passage of Bill 22-25. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

6. **22-26 An Ordinance of the City Council Approving a Special Use Permit for Wilmoth Oil Company LLC to Operate a Self-Storage Facility on Property Located at the Southwest Termination of West Civic Boulevard.**

Motion was made by Council Member Updike and seconded by Council Member Deichman to have the second reading of Bill 22-26 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available for questions from Council. Council Member Wilson motioned for the passage of Bill 22-26. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

7. **22-27 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Oak Hills Phase 1 Subdivision.**

Motion was made by Council Member Franklin and seconded by Council Member Updike to have the second reading of Bill 22-27 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available for questions from Council. Council Member Mitchell motioned for the passage of Bill 22-27. Council Member Franklin seconded. A roll call vote was taken digitally. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

**8. 22-28 An Ordinance of the City Council Authorizing the City Administrator to Execute an Intergovernmental Cooperative Agreement with Greene County for the Expansion of a Portion of Highway MM Between the Interstate-44 Interchange and the Route 360 Interchange.**

Motion was made by Council Member Updike and seconded by Council Member Mitchell to have the second reading of Bill 22-28 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Andrew Nelson was available for questions from Council. Council Member Mitchell motioned for the passage of Bill 22-28. Council Member Deichman seconded. A roll call vote was taken digitally. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

**9. 22-29 An Ordinance of the City Council Approving Budget Amendment No. 1 to the Budget for the Fiscal Year 2022.**

Mayor Russell announced there is a proposed motion to amend Bill 22-29. Meghan Cook presented the changes that are proposed. Council Member Deichman motioned to amend Bill 22-29 as presented by Meghan Cook. Council Member Mitchell seconded. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Motion was made by Council Member Wilson and seconded by Council Member Deichman to have the second reading of Bill 22-29 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Council Member Franklin motioned for the passage of Bill 22-29. Council Member Mitchell seconded. A roll call vote was taken digitally. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

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

**10. A Public Hearing of the City Council Regarding Approving the Annexation of Approximately 1.38 Acres Located at the 6700 Block of West US Highway 60 and Adjacent Right-of-Way.**

Mayor Matt Russell opened the Public Hearing at 6:21 p.m. Chris Sexton representing Timberline Land Co., 4031 E. Melody Lane, spoke in favor of the annexation. Mr. Sexton reported the planned usage for this property is a climate controlled self-storage facility. Mayor Russell closed the Public Hearing at 6:22 p.m.

**11. 22-30 An Ordinance of the City Council Approving the Annexation of Approximately 1.38 Acres Located at the 6700 Block of West US Highway 60 and Adjacent Right-of-Way.**

Motion was made by Council Member Mitchell and seconded by Council Member Franklin to have the first reading of Bill 22-30 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

**12. 22-31 An Ordinance of the City Council Amending Ordinance 22-10 Vacating a Portion of North Brookline Avenue to Correct a Scrivener's Error.**

Motion was made by Council Member Wilson and seconded by Council Member Pool to have the first reading of Bill 22-31 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. After discussion, City Administrator David Cameron requested Council to have the second read and vote tonight. Council Member Wilson motioned to have the second read of Bill 22-31 and vote tonight. Council Member Franklin seconded. The vote was 6 Aye-Deichman, Franklin,

Mitchell, Pool, Updike, and Wilson. 0 Nay. 1 Abstain-Gerke. Motion Carried. Council Member Deichman motioned to have the second reading of Bill 22-31 by title only. Council Member Franklin seconded. The vote was 6 Aye-Deichman, Franklin, Mitchell, Pool, Updike, and Wilson. 0 Nay. 1 Abstain-Gerke. Motion Carried. Council Member Deichman motioned for the final passage of Bill 22-31. Council Member Wilson Seconded. The vote was 6 Aye-Updike, Pool, Wilson, Franklin, Deichman, Mitchell. 0 Nay. 1 Abstain-Gerke. Motion Carried.

**13.22-32 An Ordinance of the City Council Amending Title VIII, Government Code, Chapter 805 Fee Schedule, Section 805.030 Alcoholic Beverages and Section 805.050 Buildings and Zoning.**

Motion was made by Council Member Updike and seconded by Council Member Mitchell to have the first reading of Bill 22-32 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

**14.22-33 An Ordinance of the City Council Authorizing the Permanent Closure of Farm Road 101 Between State Highway M and the Southernmost Entrance to Old Stone Apartments.**

Motion was made by Council Member Mitchell and seconded by Council Member Wilson to have the first reading of Bill 22-33 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Garrett Brickner provided an overview of the bill. Mayor Russell reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

**Other Business (Resolutions)**

**15.22-R-23 A Resolution of the City Council Expressing Support for the Ozarks Transportation Organization and Missouri Department of Transportation for Discretionary Grant Applications to Improve Interstate 44 from US Highway 65 to Kansas Expressway.**

Motion was made by Council Member Pool and seconded by Council Member Mitchell to approve Resolution 22-R-23. Andrew Nelson provided an overview of the Resolution. The vote was 7 Aye-Franklin, Gerke, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

**16.22-R-24 A Resolution of the City Council Authorizing the Purchase of Four (4) 2022 Ford Escape Vehicles for BUILDS Department Employees.**

Motion was made by Council Member Updike and seconded by Council Member Deichman to approve Resolution 22-R-24. Andrew Nelson provided an overview of the Resolution. The vote was 7 Aye-Franklin, Gerke, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

**Reports from Staff**

City Administrator David Cameron apologized to staff for throwing the curveball on the procedural change on the second read. Mr. Cameron added this is something that isn't uncommon but he wanted to help facilitate this development and not plug up the agenda next time. Mr. Cameron thanked staff for the ever evolving agenda as we had multiple items added and removed. He added he appreciates the flexibility of Council and hopes to evaluate this in the future regarding first and second reads. Mr. Cameron shared his appreciation for the work that goes into these meetings.

City Administrator David Cameron spoke about street cuts, which is a pet peeve for him. Mr. Cameron added he is thankful to see the fee change added to ensure these are fixed appropriately. He added it is

difficult to overlay a street and see a poorly filled patch, but we need them back to a standard. Mr. Cameron thanked staff for looking out for that and the citizens.

City Administrator David Cameron referenced Resolution 22-R-23 as it reflects our “R”-Regional value. This project will add value to the citizens and allow us to support our neighboring cities.. This project has an immediate impact to the region and we as a community need to support regional efforts instead of staying in silos. Mr. Cameron added this will ultimately lead to the MM corridor for us in the future.

City Administrator David Cameron referenced the question the Mayor asked last meeting to define "minimizing the impact". This is our job and we have used the term “favor” often to describe the many blessings we have had. Mr. Cameron referenced the bond we issued in February. If we had waited until today with the market changes, it would have cost us \$2.7 million more. There has not been a day since we closed that the interest rate has gone down. Mr. Cameron shared there is a lot we continue to get right, including things beyond our control, adding we just saved \$2.7 million by being urgent and bold. Mr. Cameron reported it is unheard of to have something like this move so quickly from December to February.

City Administrator David Cameron referenced his report at the last meeting, presenting Mayor Russell and Council with the Trusted Leader Award in Government. Mr. Cameron reminded everyone that in 2017, Council adopted Our Mission, Vision, and Values. The clarity pillar from the Trust Edge emphasizes that people trust the clear and mistrust the ambiguous. We have adopted the eight pillars and the Parks Department's focus on the Connection Pillar in 2021 created great partnerships with Pumpkin Daze, Kiwanis for the parade, the Republic Chamber of Commerce, and Christmas on Main Street event. Mr. Cameron shared we sent our message back to the author and were recognized throughout the nation. Mr. Cameron commended staff for our pillar award, adding he is thankful for the trust of Council to adopt it and make it our framework.

Council Member Franklin thanked Council Member Grooms for his time on Council, adding he appreciated the input he gave and willingness to serve. Mr. Franklin showed Mr. Cameron his copy of the Mission, Vision, and Values he has kept since it was adopted. Mr. Franklin thanked staff for following the Mission, Vision, and Values, adding he appreciates staff's effort throughout the year to make this city great for the citizens. Mr. Franklin added he appreciates the great conversations we have had the last couple weeks.

Mayor Russell reported he was driving his kids to school and took a back road. Mayor Russell shared his truck was bouncing because of the poor condition of the road. Mayor Russell asked Andrew Nelson to come up to speak regarding the street issues now that the Sales Tax passed and returned the funds to the Streets Fund. Mayor Russell added that Mr. Nelson presented this information at the Chamber Luncheon today.

Andrew Nelson reported the bid for paving was re-advertised to get more bids and we are hoping to award the bid at the next meeting. The roads included in this bid are E. Hines from Basswood to Lincoln, Elm Street from Main to Bailey, Boston Lane from Highway 174 to Hines, and Hampton Avenue from 174 to Elm. Two roads are being widened along with the overlay: Miller from Lynn to Assisi Way and Illinois Avenue behind the police station. Mr. Nelson reported he hoped to get all the work in before August. Mr. Nelson added we have a long-term plan based on a conditional assessment done in 2018, ranking how bad each street was by a scale. There were so many, we could throw a dart and hit the bad ones for 10-11 years at our current funding rate. We are tackling the worst ones first with overlay as funding is added. Mr. Nelson reported the needed amount to invest in maintenance annually is \$1.2 million. Mr. Nelson added we have \$700,000 budgeted for this year. As the city grows, funding and revenue from the Street Fund should increase this in the future. If citizens have a specific issue, they can contact the BUILDS



department to let us know the priorities. Ultimately it is a matter of what makes the most impact based on traffic count.

Council Member Franklin asked for the number to call. Mr. Nelson reported their direct line is 732-3150.

City Administrator David Cameron reported he loved the presentation. This is a frustrating issue for Mr. Nelson because it is the hardest thing to explain without insulting someone. With such a small budget, \$12 million of work hasn't been done during the time the funds were reallocated. There isn't enough hours, staff, or machines to make up all that work. This need is like the Wastewater Treatment Plant, these are big projects and the ballot measure provided \$650,000.00. Mr. Cameron reported he is thankful to see Illinois on there as it is a frequent complaint. Mr. Cameron added there is patience and grace because it is going to take a while. Mr. Cameron reported we added about 25 miles in the last 10 years. That \$650,000.00 just provides a way to do maintenance as this is just overlay on the streets and not replacing them.

Mayor Russell asked about fixing the roads by Casey's and the schools. Mr. Nelson referenced the intersection as Highway 174 and Main Street, reporting we are actively working with the School District to assess that need. He added there are a multitude of options such as adding more length to their staging lanes, but Highway 174 and Main Street is a capacity problem even without the schools. Mr. Nelson added this will require a partnership between the city and MoDOT. Mr. Nelson added we won't see these roads addressed for a while even after funding is available. We are working with partner agencies and even after funding, it can still mean 2-3 years before it is addressed. Mr. Nelson added the best way to speed it up, is for citizens to voice their concerns to the other agencies involved including the OTO and MoDOT. We are advocating for this project, but there is a list of 200+ projects. When you rank this with other projects in other communities, it isn't even in the top 50 due to traffic counts. Citizens voicing concern prioritizes it and us participating in cost share agreements can help move it up the list.

City Administrator David Cameron referenced the cost share from the Governor, which we used to get MM Highway widened. We came up with a portion of it, but it would require a partnership to complete.

Mr. Nelson emphasized this need is on our radar and most improvements made will involve working with the school on planning and staging. He added that we have offered to partner in design and engineering efforts for staging lanes. Mr. Nelson reported the school is looking at adjacent properties and we have frequent conversations and emails with the school regarding this need.

City Administrator David Cameron added this is a regular agenda item and phone call issue we have with the School District, and we talk about this exhaustingly. Mr. Cameron added that Council Member Wilson had a great idea for staging and Olsson presented an option to it. This can't be fixed with pennies; it will take large bills. When you don't have money until now, the question is, is this the priority for funding? Which priority does the community want to address first? Illinois widening versus Highway 174 and Main Street. Mr. Cameron added this would be a great work session for 2023-2025.

Mayor Russell asked if the city can do a survey.

City Administrator David Cameron answered this is the Council's job to determine what is in the best interest of the community. A survey may move the priorities into less pressing needs which may be popular but less impactful in addressing the deficiencies. The appropriate survey would be with staff listing what is most pressing. Mr. Cameron advised Council may get feedback from citizens to bring to the discussion, adding what is important is communicating what those most pressing needs are. Mr. Cameron added rebuilding Miller would be the most costly project.

Andrew Nelson added we are working on a transportation publication for projects in 2023-2025. We haven't publicized the plan yet but would not want to do a survey until the programmed work is put out for the citizens to see.

Council Member Mitchell asked if it would be better to do less roads and do one big project instead of patching.

Andrew Nelson emphasized that we have to strike a balance with overlay to repair other streets which are too far gone. Mr. Nelson added the microseal on Miller bought us 5-10 years before the need of a major repair, taking the major repair money somewhere else.

Council Member Mitchell asked Mr. Nelson, if he could redo Highway 174 and Main Street, what would he do.

Mr. Nelson added based on the space available, a roundabout would be the best option and is the preferred option for MoDOT, as they don't want to add signals.

City Administrator David Cameron said the school has talked about building a road across the park at Boston Lane for staging, adding we have these discussions exhaustingly. Mr. Cameron reminded everyone we haven't been able to talk about repairing streets for 6 years due to funding, so this is a huge win for the citizens. Mr. Cameron asked if Hampton was on the list.

Mr. Nelson responded that it was on there between Highway 174 and Elm.

**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.

Motion was made by Council Member Franklin and seconded by Council Member Updike at 7:08 p.m. to go into Executive session under RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record. and 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record. The vote was 7 Aye-Mitchell, Pool, Franklin, Gerke, Updike, Wilson, and Deichman. 0 Nay. Motion Carried.

Motion was made by Council Member Updike and seconded by Council Member Franklin to adjourn the meeting at 8:14 p.m. The vote was 7 Aye-Updike, Franklin, Pool, Mitchell, Deichman, Wilson, and Gerke. 0 Nay. Motion Carried.

ATTEST:

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Laura Burbridge, City Clerk

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Matt Russell, Mayor