



**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 29, 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, Chief of Staff Lisa Addington, City Attorney Megan McCullough, BUILDS Administrator Karen Haynes, Police Chief Brian Sells, Athletics Administrator Garrett Cline, Assistant BUILDS Administrator Garrett Brickner, Fire Chief Duane Compton, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Principal Planner Chris Tabor, Associate Planner Patrick Ruiz, GIS Manager Josh Jones, Data and Security Supervisor Michael Sallee, City Clerk Laura Burbridge, and Finance Director Bob Ford.

**Opening Prayer**

Opening prayer was led by City Administrator David Cameron.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Mayor Matt Russell.

**Citizen Participation**

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

Motion was made by Council Member Franklin and seconded by Council Member Updike to have the second 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 was available to answer questions. Council Member Wilson motioned for the passage of Bill 23-27. 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.



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.**

Motion was made by Council Member Franklin and seconded by Council Member Updike to have the second 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 was available to answer questions. Council Member Updike motioned for the passage of Bill 23-28. 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.

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).**

Motion was made by Council Member Wilson and seconded by Council Member Franklin to have the second 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 was available to answer questions. Council Member Updike motioned for the passage of Bill 23-29. Council Member Gerke seconded. A roll call vote was taken digitally. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried.

5. **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 Gerke and seconded by Council Member Updike to have the second 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 was available to answer questions. Council Member Wilson motioned for the passage of Bill 23-31. 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.

6. **A Public Hearing of the City Council Regarding Setting the 2023 Property Tax Levies for the City of Republic, Missouri.**

Mayor Russell opened the public hearing at 6:06 p.m. No one came forward so Mayor Russell closed the public hearing at 6:06 p.m.

7. **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 second 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 was available to answer questions. Council Member Updike motioned for the passage of Bill 23-32. Council Member Gerke seconded. A roll call vote was taken digitally. The vote was 5 Aye-Franklin, Gerke, Gerlek, Updike, and Wilson. 0 Nay. Motion Carried.

8. **23-33 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 Wilson and seconded by Council Member Gerke to have the second 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 was available to answer questions. Council

Member Updike motioned for the passage of Bill 23-33. 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.

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.**

Motion was made by Council Member Wilson and seconded by Council Member Updike to have the second 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 was available to answer questions. Council Member Updike motioned for the passage of Bill 23-34. 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)-None**

**Other Business (Resolutions)-None**

**Reports from Staff**

City Administrator David Cameron noted this meeting was all second reads and the discussion for those items was held at the previous meeting. Mr. Cameron added we moved the meetings back in August due to the tax levy coming to us mid August. Mr. Cameron reminded everyone we had a heavy agenda last Tuesday and thanked Council and staff for attending.

City Administrator David Cameron thanked staff for the quick repair to Well #3, adding the parts were received within 24 hours. Our purchasing ordinance requires that if any emergency expense goes over \$100,000.00, it requires the consent from the Mayor, which was granted. Mr. Cameron reported he is required to notify the Council per our ordinance regarding emergency expenses.

City Administrator David Cameron reported significant hail damage this spring with several buildings suffering roof damage. Mr. Cameron notified the Council that with the emergency repairs needed due to leaks, this will be over \$200,000.00 up front, but was all one event, so our deductible is \$2,500.00. Mr. Cameron noted that while insurance will be reimbursing the full cost minus the deductible, he is reporting the expense due to signing a contract over \$200,000.00 with the roofing company. Mr. Cameron shared his appreciation for the work done on that.

City Administrator David Cameron reminded everyone that Utility Billing will be moving to the BUILDS Building on September 20th. We will continue to have a payment drop box at City Hall.

City Administrator David Cameron reported that he, Bob Ford, and Garrett Brickner traveled to Jefferson City last month to meet with the Missouri Department of Natural Resources. Mr. Cameron reminded everyone that we were allocated \$25 million in ARPA funds in 2022 and \$25 million in the state's general revenue budget for the Wastewater Treatment Plant in 2023. Mr. Cameron notified Council we will start receiving reimbursements from the state and appreciates the work done by the state to assist us in bringing our facility to compliance.

City Administrator David Cameron reported that he and Mayor Russell will be conducting interviews tomorrow for the vacant Council seats in Ward III and Ward IV. Mr. Cameron noted we failed a final plat last week due to the size of Council, adding we will bring it back for a first read, and there is not a 6-month waiting period required.

Council Member Updike expressed his condolences to the family of the high schooler lost last night.

Council Member Franklin thanked everyone for their Well #3 efforts. Mr. Franklin also thanked the citizens for conserving water.

Council Member Gerlek noted that two Council Members have voluntarily resigned, but we still have a Council Member absent multiple weeks in a row, and we need to address that as it is important for the citizens to have representation. Per the city Charter, if 3 meetings are missed in a row, it is an automatic removal unless Council votes to excuse the absences. City Attorney Megan McCullough noted it is not specific but clearly says a member shall forfeit office after 3 consecutive meetings without excuse by the Council. We will place this discussion on the September 19th agenda for discussion and a vote by the Council in public session.

Mayor Russell thanked everyone for coming to the meeting and noted he is glad the kids are back in school.

**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.

Motion was made by Council Member Updike and seconded by Council Member Franklin at 6:19 p.m. to go into Executive Session under 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., 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 – Franklin, Updike, Wilson, Gerlek, Gerke. 0 Nay. Motion carried.

Motion was made by Council Member Franklin and seconded by Council Member Updike to adjourn the Executive Session Meeting at 7:03 p.m. A roll call vote was taken. The vote was 5 Aye – Gerke, Gerlek, Updike, Wilson, and Franklin. 0 Nay. Motion carried.

ATTEST:

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Laura Burbridge, City Clerk

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Matt Russell, Mayor