

**AN ORDINANCE APPROVING EXECUTION OF A DEVELOPER AGREEMENT FOR TIGER CREEK  
RESIDENTIAL SUBDIVISION FOR THE UPSIZING OF WATERMAIN INFRASTRUCTURE**

**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**, S6 Tiger Creek, LLC ("Developer") is developing the Tiger Creek residential subdivision located at the northwest corner of State Highway ZZ and East Hines Street in Republic, Missouri ("Development"); and

**WHEREAS**, on December 10, 2024, via Resolution 24-R-58, the City Council approved Developer's Preliminary Plat for the residential subdivision, known as Tiger Creek Residential Subdivision ("Tiger Creek"), consisting of approximately 115 lots; and

**WHEREAS**, the City has issued an Infrastructure Construction Permit authorizing construction of public infrastructure improvements for Phase 1 of the Development, which includes the construction of an eight-inch watermain; and

**WHEREAS**, the City and Developer have identified an opportunity to upsize a portion of the permitted watermain from eight inches to twelve inches; and

**WHEREAS**, the proposed improvements include approximately 1,075 linear feet of twelve-inch watermain in Phase 1, as described in the Developer Agreement; and

**WHEREAS**, the City's adopted 2019 Water Master Plan supports investment in new watermain infrastructure to improve redundancy, reliability, and capacity within the City's water distribution system, including improvements completed in conjunction with private development; and

**WHEREAS**, the proposed watermain alignment is also consistent with the City's 2021 Water Master Plan Update, which the City has utilized for water-system planning and capital-budgeting purposes since 2022; and

**WHEREAS**, constructing the proposed twelve-inch watermain as part of the Development will further the City's capital improvement objectives and reduce the need to replace the eight-inch watermain or construct additional watermain infrastructure along the same alignment in the future; and

**WHEREAS**, the City and Developer desire to allocate responsibility for the watermain improvements and related costs as provided in the Developer Agreement; and

**WHEREAS**, the City Council finds that approval of the Developer Agreement is in the City's best interest because it will advance planned water-system improvements, improve the redundancy and reliability of the City's water distribution system, and coordinate the efficient construction of public infrastructure with the Development.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REPUBLIC 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 S6 Tiger Creek, LLC for the Tiger Creek residential subdivision and the watermain 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 all actions necessary to execute and administer the Developer Agreement and to carry out the intent of this Ordinance.
- Section 3:** The recitals provide background only and create no enforceable obligations unless expressly incorporated into an operative section.
- Section 4:** If any provision of this Ordinance is held unconstitutional, illegal, or invalid, the remaining provisions remain in effect.
- Section 5:** This Ordinance takes effect upon passage and approval as provided in the Charter.

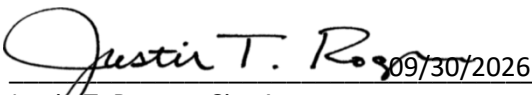
**PASSED AND APPROVED** at a regular meeting of the Council of the City of Republic, Missouri, this 6th day of October, 2026.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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Laura Burbridge, City Clerk

**Approved as to Form:**

  
Justin T. Rogers, City Attorney

**Final Passage and Vote:**