



Matt Russell, Mayor/Ward III

Brandon Self, Ward I

Garry Wilson, Ward II

Christopher Updike, Ward III

Jennifer Mitchell, Ward IV

Eric Franklin, Ward I

Gerry Pool, Ward II

Jim Deichman, Ward IV

City Council Meeting
Community Center, 711 E. Miller Road
January 12, 2021 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 6:03 p.m. at the Republic Community Center. Council Members present include Christopher Updike, Jim Deichman, Gerry Pool, Brandon Self, Eric Franklin, Garry Wilson and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, Assistant City Administrator Lisa Addington, Finance Director Debbie Parks, Police Chief Brian Sells, City Attorney Scott Ison, Principal Planner Karen Haynes, Fire Chief Duane Compton, Assistant Public Works Director Garrett Brickner, Assistant City Administrator and Parks and Recreation Director Jared Keeling, BUILDS Director Andrew Nelson, Public Information Officer Mike Landis, Information Systems Director Josh Jones, 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.

Citizen Participation

Mayor Russell opened citizen participation at 6:04 p.m. Melanie Taylor, 1676 E. New Madrid, spoke to Council representing 417 Freedom Fighters inviting everyone to participate in the nonessential events held by Missouri Business Revival. Ms. Taylor also thanked Council for not imposing a mask mandate in Republic. Mayor Russell closed citizen participation at 6:08 p.m.

Consent Agenda

Motion was made by Council Member Updike and seconded by Council Member Pool to approve the consent agenda. The vote was 8 Aye-Deichman, Franklin, Wilson, Self, Russell, Pool, Updike, and Mitchell. 0 Nay. Motion Carried.

1. Approve December 8, 2020 City Council Minutes.
2. Approve December 30, 2020 City Council Special Session Minutes.
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.

Board, Commission, and Committee Schedule

City Council Meeting	January 19, 2021
City Council Meeting	February 2, 2021
Board of Adjustment Meeting	February 4, 2021
Planning & Zoning Meeting	February 8, 2021

Old Business and Tabled Items

4. **20-59 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 15.52 Acres, Located in the 7300 Block of West Farm Road 170 and Adjacent Right-of-Way.**

Motion was made by Council Member Pool and seconded by Council Member Deichman to have the second reading of Bill 20-59 by title only. The vote was 8 Aye-Russell, Deichman, Mitchell, Self, Franklin, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available to answer questions from Council. City Administrator David Cameron stated this is not like most annexations where they are annexed in as agricultural as they were zoned as C-2 by Greene County and per our ordinance, they would be annexed as C-2 based on that. Karen Haynes announced that the person that was purchasing the property is no longer purchasing it. Due to this, we no longer know what the property would be used for once it is purchased by someone else. Mr. Cameron stated that zoning is the Council's ability to control a land's use. Staff recommended tabling the ordinance with the new information to discuss it further prior to a vote. Council Member Franklin motioned to table ordinance 20-59 until the January 19, 2021 meeting. Council Member Pool seconded. The vote was 8 Aye-Russell, Deichman, Mitchell, Self, Franklin, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

5. **21-01 An Ordinance of the City Council of the City of Republic, Missouri, Calling a Bond Election in the City of Republic, Missouri, and Authorizing Certain Actions in Connection Therewith; Designating the Time for Holding Said Election; and Authorizing and Directing the City Clerk to Give Notice to the County Clerks of Said Election.**

Motion was made by Council Member Deichman and seconded by Council Member Pool to have the first reading of Bill 21-01 by title only. The vote was 8 Aye-Russell, Deichman, Mitchell, Self, Franklin, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

Mayor Russell—"Mr. Nelson is here to give an overview of this. Will this be smoother than the last one?"

Andrew Nelson—"Yes, absolutely."

Mayor Russell—"Excellent."

Andrew Nelson—"Thank you Mr. Mayor. What we are presenting here tonight is an opportunity for funding for our wastewater improvements that we've been discussing for almost three years now. This ballot would allow us to get revenue bonds in order to utilize SRF funding, State Revolving Loan. We are looking at thirty-six million in improvements. Our recommendation is going to be to utilize other funding sources, but because of our timeline for approval and in order to be able to utilize those SRF funds, the ballot needs to be on the April ballot. That would allow us to utilize SRF funds and meet our compliance deadlines that we are going to establish with the DRN this year. Debbie actually is copilot tonight because she is the finance expert so I'm going to bring her up as the subject matter expert. What you don't want is an engineer talking about finance."

Debbie Parks—"He actually does a great job of finances. If the city does go and decide to put the revenue bond on the ballot for a vote of the people and go through the Department of Natural Resources to utilize the State Revolving Loan, then that does as they alluded to earlier in the workshop, have a lower interest rate. Currently in today's market it is about 1.4 so the discount

is about 30% off of the other issuances. The wastewater rate analysis will be brought back to Council regardless of which direction we go, which issuance, and it is required as part of the DNR process. Staff would submit the application in March 2021, and this is the first step in funding. The process is estimated to take a total of eighteen months. Either bond issue would be paid out of the wastewater user fees so part of the SRF funding process is a rate analysis to see if the current rate structure is sufficient to fund the capital improvements and the proposed issue. So, regardless of which way we go you will see the rates come back and have the final rate study from Burns and McDonnell. Revenue bond issuances are required to be approved by the citizens. If this ordinance is adopted, it would be placed before the voters on April 6, 2021 for authorization to issue debt. It is not the actual issue of debt; it is the authorization. And so, I just wanted to be clear because we are talking about financial things, this even confused me, myself until I did a little bit more research and talked through it. Once you have an authorization on file, it stays good for many, many years in some cases you know twenty years, so you don't have to issue the whole thirty-six million at one time, if you did the twenty million dollars, you could do another issuance later. But for this purpose, we would be doing it all in five years in going through the SRF process. The bond ordinance that has been proposed has gone through our bond counsel. We have hired Gilmore and Bell; sorry Mark Grimm is our legal counsel on that.

But I wanted to let you know there are other financing options available that we have discussed in the workshop other than the revenue bonds. The city can utilize special obligation bonds or Certificate of Participations, which we call COP's. COP's are basically direct placement issuances. In working with our financial advisors, the city's credit is high enough that we can go through that process. We wouldn't have to go through a revenue bond because of our credit rating being higher. Special obligation bonds or Certificate of Participation financing options do have a higher interest rate. And right now, in today's current market, the rates, the spread of difference is not that much. It is about 16% currently between the SRF and the COP issuances. Included in packet, which you have already seen and referred to is the difference based on today's market but forecasting a little bit higher at 50 basis points. What that means is they built in a slight inflation knowing that the day we go out for issuance wouldn't be the exact same interest rate. It is important to know that the sample debt is off the current rate, so there is a chance that the market could change, but as we discussed in the workshop, also on the other hand so can construction costs. So, we are looking at it as either way we might have more interest cost, or we might have more construction cost. So, the city has hired a financial advisor, Todd Goffoy with Piper Sandler which we brought to Council not too long ago. He has been working with us and regardless of which direction we go, the revenue bond or the COP financing, he will work with us as a city to obtain the best bond issuance possible. And at this time, I'm going to turn it over, unless you have anything else, ok over to David for what we are recommending."

David Cameron- "So thank you very well done. I want to commend you both on the work that has gone on, and Debbie again last Friday morning I threw you in to the lion's den at the midnight hour. So essentially, I'm going to narrow it down, we are under a compliance order with the Missouri Department of Natural Resources that goes back to 2011. That converts over to a year ago in January we met with the DNR in Jefferson City. Basically, we took in an offer of a potential of going into an Administrative Order. Administrative orders, if you are not aware of, are not your favorite thing that you have attached to your name, but again with a compliance order they do not extend those past 10 years. Understandably, the city had a timeline to be under compliance, it was not going to achieve that. We hired an outside firm; they analyzed it

and came up with about 52 million dollars' worth of improvements that need to be made. One to the wastewater plant, one to a line that goes out of Brookline directly to the plant, and then the water that is getting in from the stormwater position. And so, we have no option as a community, we have to comply with this environmental order. This is not a "we would like for you to do it", this is something we need to do. This is something that is tied to what they call an NPDS permit from the EPA that is handed down to the state and is handed down to community. So basically, essentially what the state could do is impose fines if we do not comply. That is not a threat, that is the way the clean water act is written. And so, the other piece to that is they could also stop us from, ask us to issue a moratorium on development. That is the threat that concerns me the most. However, we have been working on this since 2017. We stopped that plan, those who were here before, we stopped all spending on I and I. We needed a plan to address it and we came up with that plan. And so, we came up to about 19 million dollars for the wastewater plant, an additional ten and comes up to 52 million.

But what we wanted to do tonight there are two options. There is one called a COP, which Debbie did a fantastic job of explaining, which is a Certificate of Participation, it is about a 3% interest rate. The revolving loan is about 1.4%. What we are asking tonight, the School District, and this is public knowledge, is going out for an April ballot and we would be competing with that ballot at the same time as ours. The difference for what it would cost our rate payers is about \$2.50 a month as a rate if we go with a COP. But the timeline to get the SRF funding is about 18 months so again rates could go up, construction costs has gone up 8 percent or 9 percent over the last year itself. So basically, the cost difference of interest could actually end up being a wash. And so, for the sake of tonight, the timeline to be on that ballot and meet that compliance order, we have to be on tonight's agenda and next week whether we want to take it to a vote of the people.

We believe the best path forward is to do a COP, but we did not want to make that decision for the Council, so we wanted to leave it on the agenda tonight. We would ask that you approve the first read. There are still seven more days if you would like to review the financials. Please call and ask us, we've got the rate structures and the things that are there for your consideration. But if we took it off tonight and made that decision from you, and you said, "well wait a minute, we didn't get the option to put it to the vote of the people," that would not be prudent on our part. Our recommendation though will be to go with the COP, based upon the information provided. But we want to leave that opportunity for you to ask questions but there could be something that we missed that you are looking at so dig into it and ask us those questions. That is what we are paid to do. We worked very hard on it, but the one thing I want to make clear for as well Andrew, I'm very proud of is this council authorized and allowed us to do a rate study last summer.

So, the rate analysis came back without us working with the vendor, the rate analysis actually came back within less than a dollar to the overall impact to the residents. So, our work that we were working on last week actually aligned with what our consultant said that our rates need to be to take care of this and also take care of our open-end costs. So, to break it down again, it is really just keeping it to this council's consideration to put it before the vote of the people and what that would be. The potential is there would be no savings whatsoever if we did and it doesn't pass and we've got a short window to comply, and it may actually cost us more in the construction costs. The other part about it is, us going out again with voter fatigue talking about the other issues of the community. The school district's going to be going out, they need to increase their capacity and make different improvements. We are a city that is on the grow

and there is different infrastructure needs, we aren't the only NC in town. Plus, we are still working on a public safety initiative that will be coming up in late fall so it's important that we just do not bring in a lot of ballot issues I don't believe. I don't believe us competing with the school at the same time would be in our best interests. But that's our recommendation. And so, I appreciate all the work and the money this council has invested. Up until 7 years ago, the city had spent about roughly a million dollars to address the compliance order. We have spent somewhere around three million just to get it ready for you to present. So, we have been assertive, we have been aggressive, I believe the governing or the enforcement agency knows that we are serious about it. You also gave us the authority to hire outside legal counsel that worked on it, and environmental firm out of Kansas City. So, we have done this to protect the interests of the community long term. But we're the ones that get the inheritance of the of 2011 agreement. And this Council has to make those tough decisions that could have progressively been made, but that is neither here nor there. We're the ones that are going to deal with it.

Mayor Russell-Any questions or comments from Council of this first read stage? Mr. Franklin.

Council Member Franklin- Just so I'm clear, so David what you're saying is that if Council approves this next week and decide to put this in front of the voters, it will be on the April ballot.

David Cameron-It would be on the April ballot.

Council Member Franklin-Thank you.

Mayor Russell-Anything else? Alright seeing nothing else, since this is a first read, this is a lot of stuff.

David Cameron-Can I elaborate one more point.

Mayor Russell-Yes.

David Cameron-There is one other downside to the SRF that I want people to understand, because if we are asking the community, which we should. The SRF, when they do that, they do the rate analysis for you and they set our rate. So, if they actually come out to the exact same rate that we just presented, the path that we're presenting leaves us the local control versus the authorities so just to be clear, to borrow their money, they tell you what your rate, they establish that rate analysis. This other path allows us to keep the local control.

6. 21-02 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into a Development Agreement with White Shirts, LLC for Public Improvements.

Council Member Franklin motioned for the first reading of Bill 21-02 by title only.

Council Member Deichman seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Andrew Nelson provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Mr. Nelson with any questions prior to the next meeting.

7. 21-03 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into a Development Agreement with Garton 5, LLC, for Water Line Public Improvements to the Garton Business Park.

Council Member Pool motioned for the first reading of Bill 21-03 by title only. Council Member Updike seconded. The vote was 8 Aye-Deichman, Franklin, Mitchell, Pool, Russell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Andrew Nelson provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with Mr. Nelson with any questions prior to the next meeting.

Other Business (Resolutions)-None

Reports from Staff

City Administrator David Cameron apologized for missing last meeting but had a positive test for COVID. Mr. Cameron appreciates the way the city has conducted business. Mr. Cameron shared he is looking forward to getting the annual report out to the community. Despite COVID, when you consider what the community did in 2020, it would be hard to follow that up, but we have started well. Karen announced today in our meeting that in the first ten days of the year, we have had six pre-application meetings for development in the community. Mr. Cameron reported he has meetings going this week with other developments with Mr. Rankin and his investors. We are looking forward to bringing a development agreement to you in the future for the corner of Haile Street and MM. We are still working out that partnership will be where the old Brookline City Hall used to be.

City Administrator David Cameron said a lot of people just want to let go of 2020, but he is very proud of council's work and flexibility. We went through Zoom and was not sure how it was going to go. Mr. Cameron shared his appreciation for Josh, Laura, and Scott for the work on it. Mr. Cameron reminded everyone that we never missed a meeting.

City Administrator David Cameron shared that on June 2, we took a call from Amazon asking if we could deliver by September 15th and we did. We had a lot of developer agreements. We were able to change snow loads in two weeks and it was the right decision to make. Mr. Cameron shared that Convoy of Hope got overshadowed with the quarter million square foot facility, but we do not want to lose sight of it. Mr. Cameron shared we also had Don Pedro's come to town, which is his personal favorite. Mr. Cameron commended staff and council for the work we do. Mr. Cameron reminded everyone that all this equipment was not relevant 12 months ago, we did not have this set up and Mike made it happen. Mr. Cameron pointed out that it looks simple seeing it online but there is a lot of hard work and preparation and we learned a new normal. Mr. Cameron shared he is proud of our staff and community. The construction on 174/60 is done and Mr. Cameron is proud of the work done on that.

City Administrator David Cameron said we have all the right players in place, we just need to change vehicles. Mr. Cameron said we must adjust and modify the way we do business. We have changed the leadership team, Lisa was appointed as the Chief of Staff, Jared is the Assistant Administrator, Andrew is over everything Community Development, Scott is everything legal and is moving to full time City, instead of prosecuting attorney to meet the demand. We go through the development agreements fairly easy. Garrett Brickner, our City Engineer reported today that 1.8 million dollars in infrastructure people brought in or partnered on. Our Public Works staff has added about 2 1/2 miles of line since 2017. We have 4,000 linear feet of water line for Convoy of Hope and another 4,000 linear feet for Amazon, together creating another 1.6 miles of line our crews are putting in. Mr. Cameron spoke about the need for a Public Works building and acknowledged they are building a lot of what is going on in the community.

City Administrator David Cameron shared that today we had a staff overview and retreat. We are laying out goals for 2021 and narrowing them down to 90 days. We have a very good pulse of where we are taking this organization. Mr. Cameron shared we hope to bring it down for Council to see what those goals are and hear their thoughts on what the Community wants us to do. Mr. Cameron shared he was

very encouraged by the ideas and vision of staff and reported we will be aggressively progressive to move this community forward.

City Administrator David Cameron spoke about the work with MoDOT. Mr. Cameron said he and Andrew have had so many emails, meetings, and recently had the regional director on the phone to encourage more urgency. Mr. Cameron shared we are fighting for the transportation system in Republic. Mr. Cameron shared Council authorized approximately 25,000 dollars and did an additional study on MM and the results came back there needs to be 2.1 million dollars of improvements to widen MM to three lanes all the way from Amazon to I-44.

City Administrator David Cameron shared that between that, Andy's, and other developments we are working on, he is excited about the opportunity and potential. Mr. Cameron spoke of the fun celebrating these things but reminded everyone of the importance of communicating this and issues such as potential rate increases for improvements. Mr. Cameron shared things are going great and is encouraged by the direction we are going. Mr. Cameron reminded everyone that it starts in this room what you allow us to do. We are allowed to work on your behalf and appreciate you allowing us to do this and trust us. Mr. Cameron shared the best is yet to come and the sky is the limit. Mr. Cameron reminded everyone that we do not just grow for the sake of growing, but we are doing it for the right reasons. Mr. Cameron shared there are some developments we are not being open to and have the right to stop and reevaluate rather than just approving it. Mr. Cameron shared we love questions and to explain why we make the decisions we do. Mr. Cameron shared he looks forward to bringing a presentation to you of the work going on.

City Administrator David Cameron announced that the Council Chambers is moving along, the gateway sign is out to bid and hoping to have that up in the spring, and we have Andy's coming around Have-A-Blast.

City Administrator David Cameron reminded everyone that tomorrow is the last day to make comments on the OTO website regarding the priorities of the transportation in the area. So far, there have only been two comments regarding Main and 174 but you will see it a lot on social media. Mr. Cameron reminded everyone that every comment matters. Mr. Cameron asked that you make your comments be heard and reminded everyone that you can still comment year-round and he can provide email addresses if needed.

Mayor Russell shared that his kids watch these YouTube videos. Mayor Russell shared his kids often ask why Council does not ask a bunch of questions. Mayor Russell shared with them that because of leadership and the staff's hard work, when staff gets up there to present, they answer the questions before Council can ask. Mayor Russell shared he is trained to ask questions but cannot. Mayor Russell shared that it is a true testament to the professional nature of the city. Mayor Russell shared it is not a lot of work to be Mayor because staff makes it easy. Mayor Russell thanked staff and shared he wishes he could poke more holes. Mayor Russell thanked David, Scott, and staff for doing a good job and shared that they do not get told that enough.

Council Member Self shared he echoes what Mayor Russell said. Mr. Self shared it was not always that way but when things come to the podium buttoned up, there is not much to talk about. Mr. Self thanked staff for coming prepared.

Council Member Franklin-echo both Mayor Russell and Mr. Self. Mr. Franklin shared it is a great pleasure to be here and he has great confidence to talk about what Republic does. Mr. Franklin thanked Mrs. Taylor for coming to speak to us.

Council Member Pool shared she watches what David and Matt do and what Council does. Mrs. Pool shared her appreciation for every effort put out. Mrs. Pool shared she knows it is not easy every

day. Mrs. Pool shared that Debbie does a wonderful job with the finances. Mrs. Pool said she is not a mathematician and has never seen so many figures as what Debbie puts out. Mrs. Pool shared she appreciates every effort put forth to help our city grow. Mrs. Pool shared she went through Nixa and Ozark last night and even Clever has grown. Mrs. Pool shared she could not believe how much those cities have changed and we are headed that way. Mrs. Pool shared she is thankful we are not sitting still and doing nothing.

Adjournment

Mayor Russell adjourned the meeting at 6:55 p.m.

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor