

**AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF
HARPER RIDGE PHASE 4 SUBDIVISION**

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, on July 6, 2026, Bester Properties LLC (“Applicant”) submitted an application to the BUILDS Department for review and approval of the Final Plat of Harper Ridge Phase 4 Subdivision (“Harper Ridge Phase 4”); and

WHEREAS, the property and subdivision layout shown on the Final Plat were included within the Preliminary Plat of Emerald Valley Phase 2, which was reviewed and recommended by the Planning and Zoning Commission and approved by the Council on October 26, 2021; and

WHEREAS, the BUILDS Department has reviewed the Applicant’s proposed Final Plat for the Harper Ridge Phase 4 Subdivision and has determined it substantially conforms to the requirements of the approved Development Plan, the requirements of applicable City Code provisions including, but not necessarily limited to, Chapter 410 Subdivision Regulations, Article 410-V Major Subdivision--Final Plat.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1:** That the Council finds that: (a) infrastructure construction for the phased development commenced under a City-issued infrastructure permit and has remained active and ongoing through consideration of the Final Plat; (b) the Final Plat conforms to the Preliminary Plat of Emerald Valley Phase 2 approved on October 26, 2021; (c) the Final Plat does not materially alter the approved subdivision layout or public infrastructure; and (d) all conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of Harper Ridge Phase 4 Subdivision have been met.
- Section 2:** That, based upon the findings set forth in Section 1, the Final Plat of Harper Ridge Phase 4 Subdivision (“Attachment 1”), expressly incorporated herein at length, is hereby approved in all respects. The City Clerk shall retain Attachment 1 with the original of this Ordinance.
- Section 3:** That approval of the Final Plat of Harper Ridge Phase 4 Subdivision is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk. If the Final Plat is not recorded within that sixty-day period, this approval shall expire without further action.
- Section 4:** That neither the construction of structures nor the sale of lots in Harper Ridge Phase 4 Subdivision shall commence until the Final Plat of Harper Ridge Phase 4 Subdivision has been duly approved and recorded as required by law.

Section 5: The recitals set forth in the preamble of this Ordinance are provided for background and context only and shall not create enforceable provisions except as expressly set forth in the operative sections of this Ordinance.

Section 6: If any clause, word, paragraph, section, or other portion of this Ordinance is held unconstitutional, illegal, or invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Section 7: This Ordinance shall be in full force and effect upon passage and adoption by the Council and approval by the Mayor, including approval by operation of the Charter.

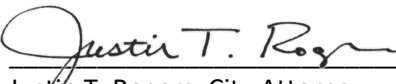
PASSED AND APPROVED at a regular meeting of the Council of the City of Republic, Missouri, this 25th day of August, 2026.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

 08/20/2026
Justin T. Rogers, City Attorney

Final Passage and Vote: