



MINUTES

City Council Meeting Municipal Court Building, 540 Civic Blvd October 04, 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
Brandon Self, Ward III
Clint Gerlek, 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, Chris Updike, Clint Gerlek, Brandon Self, and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, City Attorney Megan McCullough, Assistant City Administrator Jared Keeling, Police Chief Brian Sells, Police Major Jamie Burks, Assistant Parks and Recreation Director Jennafer Mayfield, Finance Director Meghin Cook, BUILDS Administrator Andrew Nelson, Assistant BUILDS Administrator Karen Haynes, Fire Chief Duane Compton, Engineering Manager Garrett Brickner, Chief of Staff Lisa Addington, and IT Director Chris Crosby.

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 6:01 p.m. Todd Bassore, 660 E. Ginger Bid Ct. spoke about concerns regarding AT&T work done in the neighborhood, noting concerns of lack of communication of when the work was being done and damage to pipes by the crews. Mr. Bassore also asked if October and March could be removed from sewer averaging as they are heavy watering months. Mayor Russell closed citizen participation at 6:06 p.m.

Consent Agenda

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

1. Approve September 20, 2022 City Council Minutes.
2. Approve September 20, 2022 City Council Workshop Minutes.
3. 22-R-61 A Resolution of the City Council Approving the 2023 City Council and Other 2023 Meeting Dates.
4. 22-R-62 A Resolution of the City Council Authorizing the City Administrator to Submit a Renewal Application for Hall Provider of Bingo Premises.
5. 22-R-63 A Resolution of the City Council Approving a List of Qualified Professional Engineering Firms for As-Needed Use From 2023 to 2024.
6. 22-R-64 A Resolution of the City Council Authorizing the Purchase of a 2007 Water Tender for the Republic Fire Department.

Board, Commission, and Committee Schedule

Board of Adjustment Meeting	October 6, 2022 (Cancelled)
City Council Meeting	October 18, 2022
City Council Budget Workshop	November 1, 2022
Board of Adjustment Meeting	November 3, 2022 (Cancelled)
City Council Meeting	November 8, 2022

Old Business and Tabled Items

- 7. 22-54 An Ordinance of the City Council Approving an Application to Change the Zoning Classification of Approximately Ten Point Two-Three (10.23) Acres, Located at the 904-924 Block of North Main Street, from Zero Lot Line Residential (R1-Z) to Trinity-Republic Self Storage Planned Development District (PDD).**

Motion was made by Council Member Updike and seconded by Council Member Mitchell to have the second reading of Bill 22-54 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available for questions from Council. Council Member Wilson motioned for the passage of Bill 22-54. Council Member Pool seconded. A roll call vote was taken. The vote was 8 Aye-Mitchell, Self, Pool, Wilson, Updike, Gerlek, Franklin, and Gerke. 0 Nay. Motion Carried.

- 8. 22-55 An Ordinance of the City Council Approving a Special Use Permit for Timberline Land Co LLC to Operate a Boat, Vehicle, and Self-Storage Facility at the 3400 Block of East U.S. Highway 60.**

Motion was made by Council Member Mitchell and seconded by Council Member Updike to have the second reading of Bill 22-55 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available for questions from Council. Council Member Franklin motioned for the passage of Bill 22-55. Council Member Updike seconded. A roll call vote was taken. The vote was 8 Aye-Franklin, Mitchell, Gerlek, Updike, Self, Wilson, Gerke. 1 Nay-Pool. Motion Carried.

- 9. 22-56 An Ordinance of the City Council Approving the Final Plat of the Westbury Gardens Phase One Subdivision.**

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the second reading of Bill 22-56 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available for questions from Council. Council Member Franklin motioned for the passage of Bill 22-56. Council Member Mitchell seconded. A roll call vote was taken. The vote was 8 Aye-Gerlek, Updike, Pool, Self, Gerke, Franklin, Mitchell, and Wilson. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

- 10. 22-58 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Ten Point Four-Four (10.44) Acres, Located at 688 South Kansas Avenue, from Agricultural (AG) and Medium Density Single-Family (R1-M) to Multi-Family Residential (R-3).**

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the first reading of Bill 22-58 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill.

Leanna McFarland, 653 S. Adam Ave. spoke against the bill. Ms. McFarland presented a petition signed by 66 residents in opposition of this development.

Betty North, 733 W O'Neal Rd. spoke against the bill citing state laws regarding zoning.

Susie Banasik, 707 S. Countryside, spoke against the bill citing traffic, privacy, and proximity concerns, particularly with two-story townhomes.

Aaron Klusmeyer with Lowther Johnson Attorneys at Law, 901 St. Louis St., representing property owners Brad and Denise Anderson, residing southwest of the property concerned. Mr. Klusmeyer referenced the comprehensive plan, citing there is a greater demand for single family homes rather than multi-family homes. Mr. Klusmeyer also cited stormwater, traffic, and property value concerns, adding the traffic study doesn't take O'Neal and US Highway 60 traffic into consideration.

Todd Wright with Built Wright Homes, 688 Kansas Ave. spoke in favor of the bill. Mr. Wright noted he originally rezoned the property in 2020. Mr. Wright wanted to remind everyone that two traffic studies had been completed on this property to ensure the traffic would not be a problem. Mr. Wright added there would be required setbacks and privacy fencing due to the R-3 zoning status.

Shawn Barry with Toth and Associates 1550 E. Republic Rd., spoke in favor of the bill. Mr. Barry referenced the size of the lot doesn't accommodate single family on both sides of the lot due to infrastructure area requirements. Mayor Russell reminded Council that this is a first read and to get with staff before the next meeting with any questions.

11. A Public Hearing of the City Council Regarding Amending Title VIII, Fees, Chapter 805, Fee Schedule.

Mayor Russell opened the public hearing at 6:49 p.m. No one came forward so Mayor Russell closed the public hearing at 6:49 p.m.

12. 22-57 An Ordinance of the City Council Amending the Municipal Code of the City of Republic, Missouri, Title VIII, Fees, Chapter 805, Fee Schedule, Section 805.030 "Alcoholic Beverages", Section 805.040 "Animals", Section 805.050 "Buildings And Zoning", Section 805.060 "Business", Section 805.070 "Fire Protection And Prevention", Section 805.080 "Parks And Recreation Fees", Section 805.090 "Special Event Fees", and Section 805.100 "Utility Administration".

Motion was made by Council Member Self and seconded by Council Member Mitchell to have the first reading of Bill 22-57 by title only. The vote was 8 Aye-Franklin, Gerke, Gerlek, Pool, Mitchell, Self, Updike, and Wilson. 0 Nay. Motion Carried. Andrew Nelson provided an overview of the bill. Mayor Russell reminded Council that this is a first read and to get with staff before the next meeting with any questions.

Other Business (Resolutions)

13. 22-R-65 A Resolution of the City Council Authorizing the City Administrator to Negotiate an Agreement with the Empire District Electric Company for the Dedication of a Parking Area at the Future Joshua Morris Park.

Motion was made by Council Member Updike and seconded by Council Member Pool to approve Resolution 22-R-65. Garrett Brickner provided an overview of the Resolution. The vote was 8 Aye-Franklin, Gerke, Gerlek, Mitchell, Pool, Self, Updike, and Wilson. 0 Nay. Motion Carried.

14.22-R-66 A Resolution of the City Council Authorizing the City Administrator to Execute a Second Addendum to the Agreement for Financial Consulting Services with Maximist, LLC.

Motion was made by Council Member Wilson and seconded by Council Member Franklin to approve Resolution 22-R-66. Meghin Cook provided an overview of the Resolution. The vote was 8 Aye-Franklin, Gerke, Gerlek, Mitchell, Pool, Self, Updike, and Wilson. 0 Nay. Motion Carried.

Reports from Staff

City Administrator David Cameron thanked Todd and Betty, adding it was great to see them tonight and thanked them for coming. Mr. Cameron apologized to Todd for his yard being torn up but assured him we will work diligently on the issue. Mr. Cameron added we have street cuts to take care of as well. Mr. Cameron thanked Betty for coming to the meeting, noting he hasn't seen her for a while. Mr. Cameron thanked everyone who came out tonight to talk about the zoning and acknowledged they aren't easy issues to discuss but it is always good to hear from the community.

City Administrator David Cameron shared we don't enjoy talking about wastewater, but it is a gut punch when you are working hard to change the direction of a community while having to deal with the past problems. Mr. Cameron encouraged the community to go to our website and watch the video of the history of our wastewater system. Mr. Cameron announced he and Andrew had their annual visit to Burns and McDonnell in Kansas City yesterday and it still doesn't get any easier with environmental regulations changing and evolving. In this trip, they learned the electrical cost to the wastewater plant alone had increased by 22 million dollars in one year. The electrical components have up to 1 1/2 year lead time and it feels like we are throwing at a moving target. Mr. Cameron acknowledged that trying to track down what is going to change in the political climate is difficult, especially when inflation eats up that much money. Mr. Cameron shared we will work with engineers to scale back the project where possible to keep rates from tripling for the citizens. Mr. Cameron reminded everyone we are under a compliance order and will be fined if we don't comply. He confirmed we will meet compliance and will continue to ask for funding to offset those expenses. Mr. Cameron reminded everyone to view the video on our website to learn more about the history creating this challenge. Mr. Cameron also mentioned one development that is a 7 million dollar improvement needed to service 365 homes due to stormwater issues at that pump station. Mr. Cameron reassured Council we will work at the next legislative session in hopes of securing more funding.

City Administrator David Cameron announced he and Andrew are leaving tomorrow to go to Washington DC to work on a 5 million dollar funding allocation that is going for a vote in Senate. Mr. Cameron added they will go communicate our need for that additional funding for the water system, adding we are working on every angle to minimize the impact to the rates for the citizens. Water rates have always been low but we are working to find a mechanism to paint water towers without rate increases to citizens. Mr. Cameron noted Representative Curtis Trent was a strong proponent for us and did a driving tour of the community with him recently to discuss the impact of the upcoming legislative session. Mr. Cameron thanked all the representatives for making themselves available to us and helping push that through.

City Administrator David Cameron announced the microsealing work will begin this week and thanked everyone for getting that done.

City Administrator David Cameron congratulated Jennafer Mayfield, Jared Keeling, Pumpkin Daze, and Kiwanis for coming together to do a great job on Pumpkin Daze this weekend. Mr. Cameron noted last year Parks took the connection pillar into the community to be part of these events and collaborate with other community organizations. Mr. Cameron acknowledged this is additional work for the Police and Fire Departments over the weekend but appreciates everyone that participated.

City Administrator David Cameron provided a Regional Broadband Initiative update, adding staff signed the contract as authorized by Council to look into how to install broadband into the community. Mr. Cameron noted our portion of the cost is around \$30,000 for that study. Mr. Cameron shared he will be gone Wednesday through Friday this week and is off next week.

Council Member Wilson congratulated Jared Keeling and his crew on Pumpkin Daze, noting he went Saturday morning while they were setting up and it appeared to go well.

Council Member Franklin shared his appreciation for the workshop to help understand what has gone into the wastewater treatment plant. Mr. Franklin reported Pumpkin Daze has had great feedback and noted the excellent work. Mr. Franklin added that two nights in a row we have had people come to speak at these meetings, thanking everyone for coming.

Council Member Self thanked Todd for coming out to voice his opinion. Mr. Self added he appreciates the contact with the city as their neighborhood was one of the first to be worked on and they have had a lot of issues come up.

Council Member Gerlek noted from the rezone that Section 8 was mentioned when gaining signatures on the petition. Mr. Gerlek reported he asked the people who were at the meeting last night if they signed the petition due to the development type. He said none of them mentioned anything about low income housing in his discussion with them.

Mayor Russell noted it is amazing what we get used to as Council and staff, and acknowledged the citizens who come in and have the courage to speak in the meeting.

Adjournment

Mayor Russell adjourned the meeting at 7:20 p.m.

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor