

**AN ORDINANCE OF THE CITY COUNCIL APPROVING EXECUTION OF A DEVELOPER AGREEMENT WITH SHUYLER RIDGE, LLC FOR THE DEVELOPMENT OF PHASE FOUR OF THE LAKES AT SHUYLER RIDGE 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**, Shuyler Ridge, LLC (“Developer”) is the owner and developer of real property located along West Farm Road 194 in Republic, Missouri, known as The Lakes at Shuyler Ridge (“Property”); and

**WHEREAS**, the Lakes at Shuyler Ridge was approved as a Plot Assignment District in Greene County on January 5, 2005 and included the approval of a preliminary plat (PDD Development Plan) that generally conformed to the City's requirements for preliminary platting; and

**WHEREAS**, the City annexed the entirety of the Plot Assignment District known as the Lakes at Shuyler Ridge on August 25, 2014; and

**WHEREAS**, the City previously entered into development agreements with Developer, which City Council approved by Ordinance No. 14-22 and Ordinance No. 20-32; and

**WHEREAS**, as required by the Preliminary Plat, applicable City Ordinances and the City’s adopted Transportation Plan, certain public improvements must be completed upon the Property; and

**WHEREAS**, Developer is prepared to construct Phase 4 of the Property and has requested the City defer certain infrastructure required to be constructed by Developer during construction of Phase 4; and

**WHEREAS**, the City has agreed to defer the requested infrastructure during construction of Phase 4, subject to certain terms and conditions set forth in a Developer Agreement between the City and Developer; and

**WHEREAS**, the Council finds the Developer Agreement is in the City’s best interest as it will benefit the community through the continued economic growth and development in the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, 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 Shuyler Ridge, LLC for the public 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 the necessary steps to execute this Ordinance.

**Section 3:** The WHEREAS clauses above are specifically incorporated herein by reference.

**Section 4:** The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

**Section 5:** This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**Attest:**

\_\_\_\_\_  
Matt Russell, Mayor

\_\_\_\_\_  
Laura Burbridge, City Clerk

**Approved as to Form:**

  
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Megan McCullough, City Attorney

**Final Passage and Vote:**