



MINUTES

City Council Meeting Municipal Court Building, 540 Civic Blvd September 19, 2023 at 6:00 PM

Matt Russell, Mayor
Eric Gerke, Ward I
Garry Wilson, Ward II
Christopher Updike, Ward III
Justin Neal, Ward IV
Eric Franklin, Ward I
Gerry Pool, Ward II
Brian Fields, 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 Pro Tem Eric Gerke at 6:00 p.m. Council Members present included Eric Franklin, Garry Wilson, Eric Gerke, Chris Updike, Brian Fields, Justin Neal, and Clint Gerlek. Others in attendance were: City Administrator David Cameron, Chief of Staff Lisa Addington, City Attorney Megan McCullough, BUILDS Administrator Karen Haynes, Police Major Jamie Burks, Assistant BUILDS Administrator Garrett Brickner, Fire Chief Duane Compton, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Principal Planner Chris Tabor, Associate Planner Patrick Ruiz, Data and Security Supervisor Michael Sallee, City Clerk Laura Burbridge, Assistant Parks and Recreation Director Jennafer Mayfield, Engineering Manager Angel Falig, and IT Director Chris Crosby.

Opening Prayer

Opening prayer was led by City Administrator David Cameron.

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Pro Tem Eric Gerke.

Swearing In of Appointed Officials

Mayor Pro Tem Eric Gerke announced new Council Members Brian Fields and Justin Neal. City Clerk Laura Burbridge swore in the new Council Members.

Citizen Participation

Mayor Pro Tem Eric Gerke opened citizen participation at 6:03 p.m. Bryan Smith, 726 W. Scott Circle reported concerns that the lazy river is being built where an old sewer lagoon was previously located. Mr. Smith noted this was the site of the best known sewage collapse in 1968 where 4 million gallons of sewage entered the water system through a sinkhole. Mr. Smith asked what tests were done to test the sinkhole and safety of the location.

Parks and Recreation Director Jared Keeling reported we did testing through borings and hired Palmerton and Parrish to test soils and evaluate the site. Mr. Keeling reported there have been two small sinkholes that have been remediated.

Mayor Pro Tem Eric Gerke closed citizen participation at 6:06 p.m.

Consent Agenda

Motion was made by Council Member Updike and seconded by Council Member Franklin to approve the consent agenda. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried.

1. Approve September 29, 2023 City Council Minutes.
2. Approve September 7, 2023 City Council Special Session Minutes.
3. Approve Vendor List.
4. Approve Utility Billing Adjustments.

5. 23-R-54 A Resolution of the City Council Authorizing the City Administrator to Submit a Renewal Application for Hall Provider of Bingo Premises.

Board, Commission, and Committee Schedule

Planning & Zoning Meeting	October 2, 2023
City Council Meeting	October 3, 2023
Board of Adjustment Meeting	October 5, 2023-Cancelled
City Council Meeting	October 17, 2023

Old Business and Tabled Items

6. **23-30 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 Two-Family Residential (R-2).**

Mayor Pro Tem Eric Gerke announced that 23-30 had been tabled on August 22, 2023 to be heard for a first reading at this meeting. Motion was made by Council Member Wilson and seconded by Council Member Franklin to have the first reading of Bill 23-30 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Pro Tem Gerke opened citizen participation.

Colby Hall, 901 E. St. Louis Street, spoke in opposition representing an interested neighbor. Mr. Hall cited concerns of the rezone being based on outdated information on the supply and demand as well as the traffic study being from 2022. Mr. Hall reported that doesn't take into consideration development that occurred since that traffic study. Mr. Hall also noted this is a 2-step jump for the agricultural zoned portion.

Susie Banasik, 707 S. Countryside, reported that she is concerned that one Council Member just got sworn in and she would have liked more time to speak to their representatives. Ms. Banasik cited the 2 step zoning increase as a concern and reported she felt the property is more appropriate for single family. Ms. Banasik also noted this would decrease the value of her property.

Rob Brunner, 728 S. Lipscomb Dr., reported he moved to the neighborhood about a month ago. Mr. Brunner reported concerns of crime increases with rental properties and overpopulation, noting kids are playing out on the streets because it is safe.

Denise Anderson, 744 S. Kansas, spoke as the neighbor adjacent to the agricultural zoned portion. Ms. Anderson reported they all would support single family, but are not in support of duplexes. Ms. Anderson reported the duplexes would surround 50% of her property, decreasing the value of her property. Ms. Anderson noted that the O'Neal and Kansas intersection already has issues.

Cody Greenhaw, 709 S. Countryside, reported they can play outside in the streets with the kids. Mr. Greenshaw noted his home was an investment, and its value would be reduced by the duplexes. Mr. Greenshaw reported they want houses that match the surroundings.

Ed Smith, 821 W. Charlotte, reported concerns about water draining to his property. Mr. Smith noted the trash from development runs to his property and he would like the drain behind his home fixed. Mr. Smith also reported concerns regarding the access points.

Betty North, 783 W. O'Neal Rd., asked Mr. Tabor what else could be built on the property. Mr. Tabor reported R-1 and R-2 would be permitted with nothing higher than duplex-meaning 2 units on 1 lot. Ms. North reported concerns about group homes, model homes, and high density. Mr.

Tabor reported all those items are permitted within R-2 and R-1. Ms. North noted they have protest petitions from 51 neighbors and reported she has concerns this is spot zoning.

Sean Berry with Toth and Associates, 1550 E. Republic Road, reported there was a reduction in what was proposed before at the recommendation of the planning board. Mr. Berry noted this is not unlike other areas with R-2 mixed with R-1 and is in line with the city's master plan. Mr. Berry noted it is difficult to get a density beyond R-1. With the zoning the maximum would be 44 units, and if it was zoned R-1, there would be half the units. Mr. Berry noted the traffic study was reviewed for a density of 90 units, well over the proposed use. Mr. Berry added they are proposing 2 detention basins to manage the stormwater.

Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

New Business (First Reading of Ordinances)

- 7. 23-35 An Ordinance of the City Council Approving a Special Use Permit for Melanie Ferguson to Operate Republic Animal Hospital on Real Property Located at 542, 546, 550, and 554 East Harrison Street.**

Motion was made by Council Member Wilson and seconded by Council Member Franklin to have the first reading of Bill 23-35 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Patrick Ruiz gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

- 8. 23-36 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Fifteen Acres, Located at 1230 South State Highway MM, from Agricultural (AG) to Heavy Industrial (M-2).**

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the first reading of Bill 23-36 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Patrick Ruiz gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

- 9. A Public Hearing of the City Council Regarding Approving the Annexation of Approximately 40.456 Acres Located at 7217 West Farm Road 182 and Adjacent Right-of-Way.**

Mayor Pro Tem Eric Gerke opened the public hearing at 6:47 p.m. David Messner, 5073 S. Walden Ln. in Brookline spoke in favor of the bill on behalf of Jim Henderson, owner. Mr. Messner reported he plans to purchase the property after annexed and develop it into medium density properties. Mayor Pro Tem Gerke closed the public hearing at 6:49 p.m.

- 10. 23-37 An Ordinance of the City Council Approving the Annexation of Approximately 40.456 Acres Located at 7217 West Farm Road 182 and Adjacent Right-of-Way.**

Motion was made by Council Member Franklin and seconded by Council Member Updike to have the first reading of Bill 23-37 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

- 11. 23-38 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 40 Acres of Real Property Located at the Intersection of South Farm Road 101**

and West Farm Road 170, from Planned Development District (PDD) to Boyce Mixed-Use Planned Development District (PDD).

Motion was made by Council Member Updike and seconded by Council Member Fields to have the first reading of Bill 23-38 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

Caleb Freeland, 1501 W. Meadowmere St., noted the developers were interested in changing some of the residential uses to commercial. Some trip generation numbers were provided to MoDOT without any concerns.

12.23-39 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 17.19 Acres, Located at 3020 and 2946 North York Avenue, from Agricultural (AG) to 6-Point Junction Planned Development District (PDD).

Motion was made by Council Member Updike and seconded by Council Member Fields to have the first reading of Bill 23-38 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

Melanie Clark, 2752 N. Atlantic St., spoke in opposition. Ms. Clark noted their neighborhood was built in 1871. Ms. Clark reported that warehouses are not good neighbors and noted that the consolidation did not mean annexation, and it stipulated that Brookline was allowed to keep its identity.

Cory Weimer from Olsson, 550 St. Louis St., spoke in favor representing developer. Mr. Weimer reported they are proposing this after feedback from the city and the neighbors. Mr. Weimer reported there is a maximum of 200,000 square feet of warehouse and office, built in multiple phases. They are preventing headlight pollution with expanded buffer and setbacks. The traffic was redesigned after concerns to only have access on Sawyer Road.

Ricky Haas with Olsson, 550 St. Louis St., spoke as the civil engineer. Mr. Haas reported they previously came with M-2 and have reduced this to M-1. Mr. Haas reported they took the Planning and Zoning findings and worked to address those concerns. The sewer and water mains are already built. Mr. Haas reported they are trying to be good neighbors and have potential tenants waiting to see the outcome along with other developers.

James Wade, 3020 N. York Ave., reported the place has been in his family over 50 years and he played in that street. The decision to sell has been hard and he has a lot of fond memories here. Mr. Wade reported he respects Melanie's perspective. Mr. Wade added he moved away as a kid and came back around 2000, built his home, and raised his kids there. Mr. Wade noted the developers worked hard to appease everyone.

Shakey Simmons, 2979 N. York, reported his lot is the only residential lot affected by this, along with another vacant lot. Mr. Simmons noted the engineers came back and covered every base and concern the neighborhood had and there will be no truck traffic on York. Mr. Simmons added they met the new property owners, who came and spent 3 hours with them addressing the issues. Mr. Simmons noted people complain about property value, but his is the most impacted. This is a two-phase project and won't happen overnight.

Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

13.23-40 An Ordinance of the City Council Amending Title IV (“Land Use”), Chapter 410 (“Subdivision Regulations”) of the Municipal Code of the City of Republic, Missouri.

Motion was made by Council Member Wilson and seconded by Council Member Franklin to have the first reading of Bill 23-40 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

14.23-41 An Ordinance of the City Council Approving and Adopting Standard Specifications and Details for Water and Sewer Construction, to Replace the Current Construction Specifications and Stormwater Management and Design Criteria Manual, and Amending Title V, Chapter 510, Article 510-IV, Section 510.120 (“Construction Specifications and Replacing the Construction Specifications for Public Improvements”) of the Municipal Code of the City of Republic, Missouri to Reference the Specifications Adopted Herein.

Motion was made by Council Member Fields and seconded by Council Member Franklin to have the first reading of Bill 23-41 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Angel Falig gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

15.23-42 An Ordinance of the City Council Approving and Adopting a Stormwater Management and Design Criteria Manual.

Motion was made by Council Member Updike and seconded by Council Member Franklin to have the first reading of Bill 23-42 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. Angel Falig gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

16.23-43 An Ordinance of the City Council Amending Title II, Chapter 215, Article 215-IV of the Municipal Code of the City of Republic, Missouri, by Repealing Subsection (G) of Section 215.840 (“Weapons-Carrying Concealed-Other Unlawful Use”).

Motion was made by Council Member Wilson and seconded by Council Member Updike to have the first reading of Bill 23-43 by title only. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried. David Cameron gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

17.23-44 An Ordinance of the City Council Approving the Final Plat of the Iron Grain Planned Development District Phase One.

Motion was made by Council Member Franklin and seconded by Council Member Updike to have the first reading of Bill 23-44 by title only. The vote was 6 Aye-Fields, Franklin, Gerlek, Neal, Updike, and Wilson. 0 Nay. 1 Abstain-Gerke Motion Carried. Chris Tabor gave an overview of the bill. Mayor Pro Tem Gerke reminded Council this is a first read and to get with staff with questions prior to the next meeting.

Other Business (Resolutions)

18.23-R-55 A Resolution of the City Council Rescinding Resolution 23-R-44, Ratifying the Incurrence of Expenses Owed to Redec, LLC for Professional Services Previously Provided to the City in Excess of Authorized Contract Amount and Authorizing Payment Accordingly, and Authorizing the City Administrator to Execute a New Agreement with Redec, LLC through June 2024 for The Provision of Professional Services in Connection with the City's Efforts to Fund its New Wastewater Treatment System.

Motion was made by Council Member Updike and seconded by Council Member Wilson to approve Resolution 23-R-55. David Cameron provided an overview of the Resolution. The vote was 7 Aye-Fields, Franklin, Gerke, Gerlek, Neal, Updike, and Wilson. 0 Nay. Motion Carried.

Reports from Staff

City Administrator David Cameron thanked everyone for the great job tonight, noting Bryan Smith did a great job speaking. Mr. Cameron added he loved the passion of Angel Falig and Garrett Brickner and how this goes back to the developer banquet. Mr. Cameron noted he thanks God for being in Republic because we do the little things right. Mr. Cameron thanked them for the work, acknowledging the development community will understand it. While the content is not easy and most people don't get it, it was hard work and underrecognized. Mr. Cameron commended Angel for his public speaking.

City Administrator David Cameron noted he wished we had more time to discuss the financial impact for the concerned residents like Melanie. Mr. Cameron clarified that the Department of Revenue, by law, does not allow us to disclose how much sales tax each business generates. We are allowed to see the numbers for monitoring purposes only. Mr. Cameron noted the financial impact of the MM corridor after consolidating Brookline and incurring \$12 million in debt to run water and sewer to the area. That area is the future of transportation and infrastructure access. Mr. Cameron noted there is only 1 area that has access in a 5 state area, adding there is a premier designation by the state for the Garrett Farms area. The financial impact in construction alone is over \$300 million, with a net financial impact over \$750 million to the region. Mr. Cameron added all you have to do is look at the city's financials to see that the sales tax doubled over the last several years, noting Amazon does contribute significantly. Mr. Cameron reported that when going to the legislators, it is important to note that the area adds \$22 million in additional revenue to the state budget alone. The area will continue to grow and expand, and the Republic citizens have a lot of money invested to get water and sewer out there with an annual \$500,000 debt payment and not everyone in Brookline is even connected to water and sewer. Mr. Cameron noted he has tremendous respect to the people in Republic, as they paid for infrastructure for water line that didn't impact them.

City Administrator David Cameron welcomed new Council Members Fields and Neal. Mr. Cameron acknowledged they got the worst meeting as their first one, but he appreciates the residents that showed up tonight. Mr. Cameron added he will arrange to introduce the new members to staff in the coming weeks with an orientation.

City Administrator David Cameron noted that his Administrator's Report is posted on our website and referred everyone to review the anti-degradation report linked in the report.

City Administrator David Cameron noted there are two dedications coming up, one for the Jordan Valley Health Center with Representative Burlison speaking and the other for Convoy of Hope Global Headquarters with Governor Parsons attending. As a reminder, staff has been offered a tour of Convoy of Hope next week, adding it is a world class facility.

City Administrator David Cameron shared it is a privilege to lead this community. Mr. Cameron also requested prayers for Finance Director Bob Ford, who is currently dealing with a medical complication.

Council Member Franklin thanked everyone for a great job tonight, including the hard work drafting the manuals, adding he appreciated the passion. Mr. Franklin noted he and Council Member Updike attended the MML Conference. Mr. Franklin noted the most popular thing he heard was about Laura being a wonderful asset to the City. Mr. Franklin encouraged Council Members to attend in the future as it is a wealth of info. Mr. Franklin honored the Water and Wastewater staff as it was Water and Wastewater Treatment Professionals Week last week.

Council Member Updike congratulated Council Member Franklin on earning his MGI-Certified Municipal Official certification. Mr. Updike noted one of the main topics at the conference was wastewater, adding he learned a lot in the past week.

Council Member Gerlek welcomed the new Council Members, noting this is a Council entirely made up of men at this point. Mr. Gerlek noted we need female representation, adding he works with almost entirely female coworkers and their perspectives are invaluable. Mr. Gerlek noted we have an election coming up and need women in the community to run for these seats. Mr. Gerlek noted we previously discussed Mrs. Pool's absences from meetings. Mr. Cameron responded, noting her attendance record was reviewed, as well as the City Charter, and Municipal Code, which the City Charter superseded. This is her technical 3rd absence as it states regular meeting in the Charter. Mr. Cameron noted we will prepare a Resolution to allow Council to excuse the absences or not to excuse, noting excusing the absences will allow her to retain her seat, otherwise per the Charter, her seat is vacated without an excuse from Council. If not excused, we would post the position as we did with the other vacant positions.

Mayor Pro Tem Gerke noted we went long, adding it was not his fault. Mayor Pro Tem Gerke noted Mayor Russell had a football game to attend, adding he appreciated Laura's help and staff's hard work. Mayor Pro Tem Gerke noted he is constantly reminded how much work goes into these meetings.

City Administrator David Cameron announced that Utility Billing will be moving to BUILDS tomorrow, but the drop box downtown will remain open.

Executive Session: *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.021.*

1. RSMo 610.021.2 Real Estate Acquisition. Closed session. Closed vote. Closed record.
2. RSMo 610.021.13 Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment. Closed session. Closed vote. Closed record.

Motion was made by Council Member Franklin and seconded by Council Member Updike at 8:15 p.m. to go into Executive Session under RSMo 610.021.2 Real Estate Acquisition. Closed session. Closed vote. Closed record., and RSMo 610.021.13 Individually identifiable personnel records, performance ratings and records pertaining to employees or applicants for employment. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 7 Aye – Wilson, Gerke, Updike, Neal, Franklin, Gerke, and Fields. 0 Nay. Motion carried.

Motion was made by Council Member Franklin and seconded by Council Member Updike to adjourn the Executive Session Meeting at 9:08 p.m. A roll call vote was taken. The vote was 7 Aye – Gerke, Franklin, Neal, Wilson, Fields, Gerlek, and Updike. 0 Nay. Motion carried.

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor

DRAFT