

CITY *of* REPUBLIC

Established 1871

Exhibit I

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Discussion and Possible Vote to Authorize the Mayor to respond to Missouri Partners Inc stating the City's position with regard to annexing part of Terrell Creek (500-600 acres) into the City.

Submitting Department: Christopher Coulter, Assistant City Administrator

Date: January 29, 2007

Issue Statement

Missouri Partners, Inc. has submitted letter requesting their desire to annex a portion of the Terrell Creek property into the City of Republic.

Discussion and/or Analysis

Missouri Partners, Inc. has been planning a mixed use development known as Terrell Creek. Over the last several years this project has taken several turns. The development was first proposed to be developed in the unincorporated areas of Christian County. When MPI realized the sensitivity of protecting the water quality of Terrell Creek, they then approached the City about annexation the entire property for development. An application was submitted but a protest petition was filed and the Board of Aldermen decided not to pursue the annexation. MPI then started the process to plan and develop the property through Greene County and Christian County. These were done under two separate developments and the Greene County portion is already underway with homes being constructed. It is known as The Lakes at Shuyler Ridge. MPI has sold this to another developer. As part of the approval, the developer did extend city sewer and water into the development, has started the process for design to extend additional roads south of the City, and secure additional property to become part of Wilson's Creek National Battlefield. MPI ran into several stumbling blocks in Christian County as there was mounted opposition to the county process and to the development. The City of Republic even offered to assist in oversight of the development and aid Christian County

CITY of REPUBLIC

Established 1871

however it could. MPI reduced the density to try to appease those opposed and Christian County. MPI worked out a Developers Agreement with the City what was required as part of their Division III Permit in Christian County. The Permit was approved but then appealed to the Board of Adjustment. The approval was upheld and then taken to court. During that time, the time to file a plat had expired and additional legal maneuvering was done to extend the time. MPI then withdrew their application from the County and was going to file minor subdivision plat creating twenty (20) acre parcels. This was never done and MPI then contacted the City of Republic about annexation a portion of their property and developing under one agency without having any special arrangements to help simplify the development process.

Recommended Action

The Assistant City Administrator does not make any formal recommendation on this matter since it is regarding sending a response from the Mayor as directed by the Board of Aldermen.