



AGENDA

**City Council Special Session Meeting
Community Center, 711 E. Miller Road
October 27, 2020 at 5:30 PM**

Matt Russell, Mayor/Ward III

Brandon Self, Ward I

Garry Wilson, Ward II

Christopher Updike, Ward III

Jennifer Mitchell, Ward IV

Eric Franklin, Ward I

Gerry Pool, Ward II

Jim Deichman, Ward IV

Call Meeting to Order

Mayor's Announcements

Old Business and Tabled Items

- [1.](#) 20-47 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into a Development Agreement with Seefried Industrial Properties for Public Improvements.

Adjournment

Individuals addressing the Council are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3140 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-47 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Enter into a Development Agreement with Seefried Industrial Properties for Public Improvements.

Submitted By: David Cameron, Republic City Administrator

Date: October 20, 2020

Issue Statement

A Developer Agreement for the purposes of financially securing the cost for transportation improvements.

Discussion and/or Analysis

The traffic study for State Highway MM provided for Project Lunger indicated that offsite transportation improvements were warranted that MODOT would require the Developer to acquire right-of-way from additional adjacent private property owners. The adjacent property owners are in progress of listing their property for sale and were not immediately interested in selling a portion of the property to the Developer.

In order for the Developer to not be delayed on their project, MODOT agreed to allow the developer to make a cash contribution to the City to be placed in escrow in an amount that would cover Engineering, ROW acquisition, and Construction of the offsite turn lane improvements. The proposed Developer Agreement will satisfy that requirement and secure the financial contribution.

Recommended Action

Staff recommends approval.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SEEFRIED INDUSTRIAL PROPERTIES FOR PUBLIC IMPROVEMENTS

WHEREAS, the City of Republic, Missouri, (herein called the “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, Seefried Industrial Properties, Inc., (herein called the “Developer”) is developing land in the Garton Business Park for a commercial distribution and fulfillment center (herein called the “Project”); and

WHEREAS, certain public improvements need to be made to Route MM as required by the Missouri Department of Transportation (herein called “MoDOT”) for the Project; and

WHEREAS, due to the timeline of the Project and the public improvements required by MoDOT, MoDOT has requested the City enter into a development agreement with the Developer to secure the public improvements; and

WHEREAS, the Developer desires to enter into a development agreement to formalize the terms of securing the public improvements of the Property; and

WHEREAS, the City Council finds that this development agreement is in the best interest of the City as it will benefit the community through the continued economic growth and development of the Garton Property.

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

- Section 1. The City Administrator or designee, on behalf of the City of Republic, is authorized to enter into a development agreement with Developer, said agreement to be in substantially the same form as “Attachment 1.”
- Section 2. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 3. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 4. This Ordinance shall be in full force and effect from and after the date of 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 _____ 2020.


BILL NO. 20-47

ORDINANCE NO. 20-

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.10.15 16:34:44
-05'00' _____, Scott Ison, City Attorney

Final Passage and Vote: _____