

REPUBLIC

MISSOURI

GROWING TOGETHER

CITY OF REPUBLIC

CITY COUNCIL MEETING

REPUBLIC CITY HALL, 213 NORTH MAIN STREET

MINUTES OF REGULAR SESSION

January 16, 2018

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Jeff Ussery at 6:30 p.m. at Republic City Hall, 213 North Main Street, Republic, Missouri. Council Members in attendance were: Meagen Duran, Jason Mendez, Jim Deichman, Charlie Brashers, John Jones, Garry Wilson and Brandon Self. Others in attendance were: City Administrator David Cameron, Assistant City Administrator Jared Keeling, City Attorney Scott Ison, Fire Chief Duane Compton, Community Development Director Garrett Tyson, Principal Planner Karen Haynes, Police Chief Mike Lawton, Public Works Director Andrew Nelson, Waste Water Supervisor Craig Lusby and City Clerk Brenda Jackson.

OPENING PRAYER: Opening prayer was led by City Administrator David Cameron.

SALUTE TO THE UNITED STATES FLAG: The Pledge of Allegiance was led by Mayor Ussery.

ANNOUNCEMENT OF ELECTION CANDIDATES: Mayor Ussery announced the list of candidates who signed up for the 2018 April Election. They are:

Mayor -	Jeff Ussery
Ward 1 -	Greg Smith, Eric Franklin and Carolyn Bennett
Ward 2 -	Garry Wilson
Ward 3 -	Jason Mendez and Christopher Updike
Ward 4 -	Charlie Brashers

CITIZEN PARTICIPATION: Mayor Ussery opened Citizen Participation at 6:33 p.m. No one came forward so Mayor Ussery closed Citizen Participation at 6:33 p.m.

CONSENT AGENDA: Motion was made by Council Member Deichman and seconded by Council Member Mendez to approve the Consent Agenda. The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried.

1. Approve City Council Minutes of January 2, 2018.

BOARD, COMMISSION AND COMMITTEE SCHEDULE:

- | | |
|-------------------------|------------------------------|
| 1. Board of Adjustment | February 1, 2018 |
| 2. Capital Improvement | January 24, 2018 - cancelled |
| 3. City Council Meeting | February 6, 2018 |
| | February 20, 2018 |
| 4. Planning and Zoning | February 12, 2018 |

CITY COUNCIL REGULAR SESSION MEETING MINUTES

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OLD BUSINESS AND TABLED ITEMS:

1. **Bill #18-01 An Ordinance of the City Council of the City of Republic, Missouri, Issuing a Special Use Permit to Carmen Ice for the Operation of a Group Day Care Home at 530 East Hadley Street in Republic, Missouri. SECOND READING** Motion was made by Council Member Brashers and seconded by Council Member Mendez to have the second reading of Bill #18-01, by title only. The vote was 7 Aye - Self, Wilson, Jones, Brashers, Deichman, Mendez and Duran. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Duran and seconded by Council Member Deichman to approve the second reading of Bill #18-01, by title only. Mayor Ussery asked if there were any questions from Council Members regarding Bill #18-01. There were none. A roll call vote was taken to approve Bill #18-01. The vote was 6 Ayes - Wilson, Jones, Brashers, Deichman, Mendez and Duran. 0 Nay. 1 Abstain - Self. Council Member Smith was absent for the vote. Motion carried.
2. **Bill #18-02 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 2.65 Acres, Owned by Creek Properties, LLC, Located at 518 North West Avenue, from Medium Density Single Family Residential (R1-M) to Local Commercial (C-1). SECOND READING** Motion was made by Council Member Mendez and seconded by Council Member Brashers to have the second reading of Bill #18-02, by title only. The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Mendez and seconded by Council Member Wilson to approve the second reading of Bill #18-02, by title only. Mayor Ussery asked if there were any questions from Council Members regarding Bill #18-02. There were none. A roll call vote was taken to approve Bill #18-02. The vote was 7 Ayes - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried.
3. **Bill #18-03 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately Nine Point One (9.1) Acres, Located at West Farm Road 174 (Parcel ID 881716401059), Owned by James R. Sparkman, ETAL from Agricultural (AG) to Two-Family Residential (R-2). SECOND READING** Motion was made by Council Member Wilson and seconded by Council Member Mendez to have the second reading of Bill #18-03, by title only. The vote was 7 Aye - Self, Wilson, Jones, Brashers, Deichman, Mendez and Duran. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Mendez and seconded by Council Member Wilson to approve the second reading of Bill #18-03, by title only. There was discussion regarding a retention area. A roll call vote was taken to approve Bill #18-03. The vote was 0 Ayes. 3 Nays - Wilson, Brashers and Deichman. 4 Abstains - Self, Jones, Mendez and Duran. Council Member Smith was absent for the vote. Motion failed.
4. **Bill #18-04 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately Forty-Eight Point Five (48.5) Acres, Located at 7012 West Farm Road 170 and Adjacent Right-of-way (Parcel ID**

881715100014). SECOND READING Motion was made by Council Member Mendez and seconded by Council Member Deichman to have the second reading of Bill #18-04, by title only. The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Duran and seconded by Council Member Self to approve the second reading of Bill #18-04, by title only. Mayor Ussery asked if there were any questions from Council Members regarding Bill #18-02. There were none. A roll call vote was taken to approve Bill #18-04. The vote was 7 Ayes - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried.

5. **Bill #18-05 An Ordinance of the City Council of the City of Republic, Missouri, Amending Section 705.120 by Amending the Sewer Averaging Period. SECOND READING** Motion was made by Council Member Deichman and seconded by Council Member Mendez to have the second reading of Bill #18-05, by title only. The vote was 7 Aye - Self, Wilson, Jones, Brashers, Deichman, Mendez and Duran. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Deichman and seconded by Council Member Wilson to approve the second reading of Bill #18-05, by title only. Mayor Ussery asked if there were any questions from Council Members regarding Bill #18-01. There were none. A roll call vote was taken to approve Bill #18-05. The vote was 7 Aye - Self, Wilson, Jones, Brashers, Deichman, Mendez and Duran. 0 Nay. Council Member Smith was absent for the vote. Motion carried.
6. **Bill #18-06 An Ordinance of the City Council of the City of Republic, Missouri, to Amend Title V of the Republic Municipal Code by Repealing and Replacing Section 500.050, Building Permit Fees and Certain Fees Associated Therewith. SECOND READING** Motion was made by Council Member Mendez and seconded by Council Member Deichman to have the second reading of Bill #18-06, by title only. The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Brashers and seconded by Council Member Duran to amend Bill #18-06, Section 500.050(7)(b) shall read as follows: "The fee for commercial remodels, alterations, or renovations that require only a single inspection shall be \$50.00. Examples of this type of work include the installation, replacement or repair of individual mechanical, electrical, or plumbing fixtures or other minor work that would typically only require a minimal inspection to ensure compliance with the applicable regulations." The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Mendez and seconded by Council Member Wilson to approve the second reading of Bill #18-06, by title only. Mayor Ussery asked if there were any questions from Council Members regarding Bill #18-06. There were none. A roll call vote was taken to approve Bill #18-06. The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried.
7. **Bill #18-07 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the Execution of an Intergovernmental Agreement between the City of Republic, Missouri, and the City of Springfield, Missouri, for the Acquisition of**

"Pictometry" Providing a More Accurate Geographical Information System. SECOND READING Motion was made by Council Member Mendez and seconded by Council Member Jones to have the second reading of Bill #18-07, by title only. The vote was 7 Aye - Self, Wilson, Jones, Brashers, Deichman, Mendez and Duran. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Wilson and seconded by Council Member Mendez to approve the second reading of Bill #18-07, by title only. There was discussion regarding how the cost was shared. A roll call vote was taken to approve Bill #18-07. The vote was 7 Aye - Self, Wilson, Jones, Brashers, Deichman, Mendez and Duran. 0 Nay. Council Member Smith was absent for the vote. Motion carried.

8. **Bill #18-08 An Ordinance of the City Council of the City of Republic, Missouri, to Amend Title II of the Republic Municipal Code by Repealing and Replacing Section 240.010, Fees. SECOND READING** Motion was made by Council Member Deichman and seconded by Council Member Brashers to have the second reading of Bill #18-08, by title only. The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Duran and seconded by Council Member Deichman to approve the second reading of Bill #18-08, by title only. Mayor Ussery asked if there were any questions from Council Members regarding Bill #18-08. There were none. A roll call vote was taken to approve Bill #18-08. The vote was 7 Ayes - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried.

NEW BUSINESS (First Reading of Ordinances):

1. **A Public Hearing Regarding an Ordinance of the City Council of the City of Republic, Missouri, Vacating a Portion of the Right-of-Way of Cherrywood Terrace Open Space and Common Area.** Mayor Ussery opened the Public Hearing at 6:48 p.m. Principal Planner Karen Haynes gave an overview of the Vacation request. Mayor Ussery asked for citizens opposed to speak. There were none. Mayor Ussery asked for citizens wishing to speak in favor. There were none. Mayor Ussery closed the Public Hearing at 6:51 p.m.
2. **Bill #18-09 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Portion of the Right-of-Way of Cherrywood Terrace Open Space and Common Area.** Motion was made by Council Member Mendez and seconded by Council Member Duran to have the first reading of Bill #18-09, by title only. The vote was 7 Aye - Self, Wilson, Jones, Brashers, Deichman, Mendez and Duran. 0 Nay. Council Member Smith was absent for the vote. Motion carried.
3. **A Public Hearing Regarding an Ordinance of the City Council of the City of Republic, Missouri, Repealing and Replacing Chapter 405, Zoning Regulations, Article IV, a Planned Development District, by Providing for a Revised Procedure for the Application, Review and Approval of Planned Developments.** Mayor Ussery opened the Public Hearing at 6:53 p.m. Community Development Director Garrett Tyson gave an overview of the requested changes. Mayor Ussery asked for citizens

opposed to speak. There were none. Mayor Ussery asked for citizens in favor to speak. There were none. Mayor Ussery closed the Public Hearing at 6:54 p.m.

4. **Bill #18-10 An Ordinance of the City Council of the City of Republic, Missouri, Repealing and Replacing Chapter 405, Zoning Regulations, Article IV, a Planned Development District, by Providing for a Revised Procedure for the Application, Review and Approval of Planned Developments.** Motion was made by Council Member Duran and seconded by Council Member Mendez to have the first reading of Bill #18-10, by title only. The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Motion was made by Council Member Mendez and seconded by Council Member Wilson to amend Section 405.200, by removing the reference to 405.270 C and in its place inserting 405.250 C. So 405.200 shall read as follows: "Those Planned Development Districts that are under development at the time of enactment of this ordinance may continue to operate and develop under the processes in place immediately prior to enactment of this ordinance. The legal owner(s) of the real property or a duly authorized representative of such owner or an individual or organization with a legitimate contractual interest in the purchase of the subject real property may submit an application to the Community Development Department seeking approval to proceed with future development of the Planned Development District under the new procedures and processes contained in this Article. The request may be approved, approved with conditions or disapproved. General guidance in making a determination is to assure that a change will not negatively impact the development as initially proposed; it shall not negatively impact adjacent property; the change will comply generally with the conditions in this Article; and the proposal will be of benefit and be in line with development within the City. The procedure for amendment of a plan set forth in Section 405.270 C 405.250 C may be used in making a decision on the application." The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried. Community Development Director Garrett Tyson gave an overview of the requested changes.
5. **A Public Hearing Regarding an Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 1.59 Acres/69,517 S.F. (Lot 1) from General Commercial (C-2) and Local Commercial (C-1) to General Commercial (C-2) and 0.90 Acres/39,443 S.F. (Lot 2) from General Commercial (C-2) and Local Commercial (C-1) to Local Commercial (C-1) and located at 331 South Main Street.** Mayor Ussery opened the Public Hearing at 7:05 p.m. Principal Planner Karen Haynes gave an overview of the rezone. Mayor Ussery asked for anyone wishing to speak against this item, there were none. Mayor Ussery asked for anyone wishing to speak in favor, there were none. Mayor Ussery closed the Public Hearing at 7:07 p.m.
6. **Bill #18-11 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 1.59 Acres/69,517 S.F. (Lot 1) from General Commercial (C-2) and Local Commercial (C-1) to General Commercial (C-2) and 0.90 Acres/39,443 S.F. (Lot 2) from General Commercial (C-2) and Local Commercial (C-1) to Local Commercial (C-1) and located at 331 South Main Street.** Motion was made by Council Member Jones and seconded by Council Member Deichman to have the first

reading of Bill #18-11, by title only. The vote was 7 Aye - Self, Wilson, Jones, Brashers, Deichman, Mendez and Duran. 0 Nay. Council Member Smith was absent for the vote. Motion carried.

OTHER NEW BUSINESS (Resolutions):

1. **Resolution #18-R-02 A Resolution of the City Council of the City of Republic, Missouri, Setting the Local Multiplier for Building Permit Fees.** Motion was made by Council Member Mendez and seconded by Council Member Wilson to approve Resolution #18-R-02. Community Development Director Garrett Tyson gave an overview of the fees. The vote to approve Resolution #18-R-02 was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried.

REPORTS FROM STAFF

1. Report from City Administrator David Cameron.
 - a. Mr. Cameron thanked everyone for coming out.
 - b. Mr. Cameron reminded Council Members of the trip next week to Jefferson City for the 24th Legislature Salute. Mr. Cameron asked if anyone else would like to attend, please let him know. Mr. Cameron listed the items the City will be discussing.
 - c. Mr. Cameron announced staff will be out of the office on Thursday and Friday attending a workshop at Heart of America.
 - d. Mr. Cameron announced the Ribbon Cutting for ROI will be on January 23rd.
2. Report from Mayor.
 - a. Mayor Ussery stated he's happy to see the reduction in regulations and he believes this helps spur economic growth.
 - b. Mayor Ussery commended Council regarding ethics and morals. Mayor Ussery stated all Council Meetings are open and in front of the camera.
 - c. Mayor Ussery thanked employees who work outside and mentioned what a great job they are doing.
3. Report from City Council.
 - a. Council Member Self thanked Community Development Director Garrett Tyson and Principal Planner Karen Haynes for moving forward.
 - b. Council Member Wilson spoke about traffic on Highway 174.
 - c. Council Member Jones spoke about the condition of the streets. Mr. Jones wanted to commend the street department for the work they are doing on the snow covered streets.
 - d. Council Member Brashers thanked the street department.
 - e. Council Member Duran stated she spent time with Animal Control Officer Christina Elmore and stated she does an amazing job with the animals. Ms. Duran also thanked the employees who work outdoors.
 - f. Council Member Mendez also thanked the employees who work outside. Mr. Mendez also thanked Chief Lawton for the new officers. Mr. Mendez thanked

Finance Director Debbie Parks for plans for the software roll out. Mr. Mendez thanked employees for the good work on the Hines and Oakwood project.

- g. Council Member Deichman spoke about the cold and dangerous jobs for the Public Works employees.

ADJOURNMENT

Motion was made by Council Member Duran and seconded by Council Member Mendez to adjourn the meeting at 7:24 p.m. The vote was 7 Aye - Duran, Mendez, Deichman, Brashers, Jones, Wilson and Self. 0 Nay. Council Member Smith was absent for the vote. Motion carried.

ATTEST:

Brenda L. Jackson, City Clerk

Jeff Ussery, Mayor