



CITY OF WILLARD

BOARD OF ALDERMAN REGULAR MEETING

July 14, 2025 at 6:00 PM

Willard City Hall, 224 W. Jackson St., Willard, MO

MINUTES

Staff Present: City Administrator Wesley Young, City Attorney Holly Dodge, City Clerk Rebecca Hansen, CFO Carolyn Halverson, Director of Public Works Trevor Hoffman, Financial Assistant Genia Mount, Planning and Zoning Director Mike Ruesch, Project Manager Steve Bodenhamer, Police Officer JD Landon, Public Works Assistant Director Shane Fox.

Citizens Present: Doug Patillo

PLEDGE OF ALLEGIANCE

Mayor Smith led the Pledge of Allegiance

CALL THE MEETING TO ORDER

Mayor Smith called the meeting to order at 6:01 pm and asked the City Clerk to conduct the roll call.

ROLL CALL

City Clerk Rebecca Hansen conducted the roll call

Present: Mayor Troy Smith, Casey Biellier, David Keene Joyce Lancaster, Rachel Mathison, Carol Wilson

Absent Jeremy Hill

Rebecca Hansen confirmed that a quorum was present

AGENDA AMENDMENTS/APPROVAL OF AGENDA

City Administrator Wes Young mentioned that Agenda Item #35, regarding the Stockton Joint Municipal Water Utilities Commission, will be postponed until next meeting.

Mayor Smith asked for a motion to approve the agenda, with amendments. Motion was made by Alder Lancaster and seconded by Alder Biellier to approve the agenda, with amendments. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

CONSENT AGENDA:

"A Consent Agenda allows the Board of Aldermen to consider and approve routine items of business without discussion. Any member of the Board of Aldermen, the City Staff or the Public may request removal of any item from the Consent Agenda and request that it be considered under the Regular Agenda if discussion or debate of the item is desired. Items not removed from the Consent Agenda will

stand approved upon motion by any Board member, second and unanimous vote to “approve the Consent Agenda as published or modified.”

- 1. Meeting Minutes from June 23, 2025**
- 2. June/July 2025 Current Outstanding Invoices, Checks, and Draft Paid Invoices**
- 3. Department Head Reports June 2025**
4. Department Head Report City Clerk June 2025
5. Department Head Report Court June 2025
6. Department Head Report Human Resources June 2025
7. Department Head Report Parks Department June 2025
8. Department Head Report Planning and Zoning June 2025
9. Department Head Report Willard Police Department June 2025
10. Department Head Report Willard Public Works June 2025
- 11. Board Attendance Report**

Mayor Smith asked for a motion to approve the consent agenda. Motion was made by Alder Biellier and seconded by Alder Keene. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

CURRENT OUTSTANDING INVOICES, DRAFT AND CHECK PAID INVOICES

None

CITIZEN INPUT

Doug Patillo, owner of Tiny Roll-Off Dumpsters 3481 N Farm Rd 93. He spoke about his efforts to support the Parks Department and the community and asked that the Board think about weighting the decision-making scoring to take into account the community support given by local business who bid.

PROJECT MANAGER REPORT

12. Sanitary Sewer Status Update

Project Manager Steve Bodenhamer reported that, regarding the 94 Forced Main Station, we closed on three easements. We are just waiting on one. We plan to advertise for project bids July 30. Regarding the Meadows connection to Springfield easements, we are researching an alternate route and landowners. Will speak more to this in closed session

PRESENTATION

13. Public Works Equipment Presentation

Director of Public Works Trevor Hoffman reported on the skid steer we will be replacing. It has 2100 hours on the case. Generally, 275 hours per year are added to that. It would be \$34000 per year if Public Works rented a skid steer as needed. It would cost over \$50,000 to rent it for a one year period. The cost is much less to own it, even with insurance. The old skid steer is not worth fixing, according to experts. It would be \$105,000 for a new skid steer. Within 2 years we will save over \$8000 per year. Since we have grant money and can sell the old one, it makes sense to buy one.

Also, the old skid steer was not a high flow machine. High flow machines power attachments such as a mulcher, cold planer, street sweeper. If the new skid steer is high flow, we will use it much more than the low flow one. A new skid steer should last 20 years.

14. Flock Camera Presentation: Presentation on how Flock cameras can free up officers, because of officer shortage. All costs are up front. Free installation and deferred payment are being offered right now. The Blue Shield Grant would cover \$50,000 and the total cost is \$58,000. So

DISCUSSION

15. City Administrator Wes Young responded to some interest by the Board in transitioning to a single set monthly BOA Meeting. The Board could combine First and Second Reads for routine items. The clerk could include approximate time needed for discussion items. The Board does not have to personally approve and reapprove as many budget items as they have been. It has been redundant. Streamlining might be desirable now. Especially if we want to make public service more attractive.

Several members of the Board expressed hesitation to transitioning to one meeting per month at this time. Wes offered to revisit the discussion at a later time, and to commit to becoming more efficient, especially so the Board isn't approving budget items several times over.

PUBLIC HEARING

Mayor opened the Public Hearing at 7:04

16. **AN ORDINANCE OF THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, REVISING AND REPLACING SECTION 400.510 OF THE CITY CODE, PROVIDING FOR MIXED-USE DEVELOPMENT**

The Planning Director explained mixed-use zoning. Mayor called for and then closed public comment at 7:09

17. **AN ORDINANCE AMENDING SCHEDULE IV OF THE WILLARD, MISSOURI 'LAND DEVELOPMENT CODE' TO ADD SECTION 400.515 REGARDING PLANNED DEVELOPMENT DISTRICTS**

The Planning Director explained Planned Development Districts. Mayor called for and then closed public comment at 7:14

18. **AN ORDINANCE REVISING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE,' TO REPLACE SECTION 400.1520 IN ADOPTING FLOODPLAIN MANAGEMENT REGULATIONS**

The Planning Director explained how floodplain management regulations have changed. Updated maps and regulations, planning director is now overseeing. Mayor called for and then closed public comment at 7:15

19. **AN ORDINANCE REVISING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE', SECTION 400.120, IN ORDER TO CLARIFY THE DEFINITION OF AN ACCESSORY DWELLING UNIT**

The Planning Director explained the definition of an ADU. Mayor called for and then closed public comment at 7:19

20. **AN ORDINANCE REVISING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE', SECTION 400.570, TO SIMPLIFY THE GENERAL CODE BY CONSOLIDATING ANIMAL REGULATIONS INTO ONE SECTION**

The Planning Director explained that animal ordinances have been moved from accessory structures and grouped together. Mayor called for and then closed public comment at 7:21

21. AN ORDINANCE REVISING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE', SECTION 400.520, IN ORDER TO ALLOW HOMEOWNERS FLEXIBILITY IN UTILIZING ACCESSORY STRUCTURES

The Planning Director spelled out the changes, mainly in accessory structure heights close to the lot lines . Mayor called for and then closed public comment at 7:25

22. AN ORDINANCE ADDING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE', SECTION 400.521, IN ORDER TO ALLOW ACCESSORY DWELLING UNITS

The Planning Director explained how the addition of accessory dwelling unit might benefit the community and give freedom to homeowners. Mayor called for and then closed public comment at 7:33

ORDINANCES

23. AN ORDINANCE REPEALING SECTION 127.220 OF THE MUNICIPAL CODE OF THE CITY OF WILLARD, MISSOURI AND AMENDING SECTION 127.210, REGARDING EXCLUSIONS TO MEMBERSHIP ON THE PARKS AND RECREATIONAL ADVISORY BOARD (SECOND READ)

City Administrator Wes reminded the Board that we had talked about adding a member of the Board to sit on the Parks Board.

Mayor Smith had the ordinance read and asked for a motion. Motion was made by Alder Keene and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

24. AN ORDINANCE OF THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, REVISING AND REPLACING SECTION 400.510 OF THE CITY CODE, PROVIDING FOR MIXED-USE DEVELOPMENT (FIRST AND SECOND READ)

Planning Director Mike briefly explained the need to clarify the code. There was no discussion needed.

Mayor Smith had the ordinance read once and asked for a motion. Motion was made by Alder Biellier and seconded by Alder Keene. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

Mayor Smith had the ordinance read a second time and asked for a motion. Motion was made by Alder Keene and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

25. AN ORDINANCE AMENDING SCHEDULE IV OF THE WILLARD, MISSOURI 'LAND DEVELOPMENT CODE' TO ADD SECTION 400.515 REGARDING PLANNED DEVELOPMENT DISTRICTS (FIRST AND SECOND READ)

Planning Director Mike briefly explained the need to clarify the code. There was no discussion needed.

Mayor Smith had the ordinance read once and asked for a motion. Motion was made by Alder Biellier and seconded by Alder Keene. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson

Mayor Smith had the ordinance read a second time and asked for a motion. Motion was made by Alder Keene and seconded by Alder Lancaster. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

26. AN ORDINANCE REVISING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE,' TO REPLACE SECTION 400.1520 IN ADOPTING FLOODPLAIN MANAGEMENT REGULATIONS (FIRST AND SECOND READ)

Planning Director Mike briefly explained the need to clarify the code. There was no discussion needed.

Mayor Smith had the ordinance read once and asked for a motion. Motion was made by Alder Biellier and seconded by Alder Lancaster. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson

Mayor Smith had the ordinance read a second time and asked for a motion. Motion was made by Alder Keene and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

27. AN ORDINANCE REVISING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE', SECTION 400.120, IN ORDER TO CLARIFY THE DEFINITION OF AN ACCESORY DWELLING UNIT (FIRST AND SECOND READ)

Planning Director Mike briefly explained the need to clarify the code. There was no discussion needed.

Mayor Smith had the ordinance read once and asked for a motion. Motion was made by Alder Lancaster and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson

Mayor Smith had the ordinance read a second time and asked for a motion. Motion was made by Alder Keene and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

28. AN ORDINANCE REVISING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE', SECTION 400.570 TO SIMPLIFY THE GENERAL CODE BY CONSOLIDATING ANIMAL REGULATIONS INTO ONE SECTION (FIRST AND SECOND READ)

Planning Director Mike briefly explained the need to clarify the code. There was no discussion needed.

Mayor Smith had the ordinance read once and asked for a motion. Motion was made by Alder Biellier and seconded by Alder Mathison. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson

Mayor Smith had the ordinance read a second time and asked for a motion. Motion was made by Alder Keene and seconded by Alder Mathison. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

29. AN ORDINANCE REVISING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE', SECTION 400.520, IN ORDER TO ALLOW HOMEOWNERS FLEXIBILITY IN UTILIZING ACCESSORY STRUCTURES (FIRST AND SECOND READ)

Planning Director Mike briefly explained the need to clarify the code. There was some discussion about accessory structures.

Mayor Smith had the ordinance read once and asked for a motion. Motion was made by Alder Biellier and seconded by Alder Keene. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson

Mayor Smith had the ordinance read a second time and asked for a motion. Motion was made by Alder Mathison and seconded by Alder Keene. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

30. AN ORDINANCE ADDING SCHEDULE IV OF THE WILLARD, MISSOURI CITY CODE 'LAND DEVELOPMENT CODE', SECTION 400.521, IN ORDER TO ALLOW ACCESSORY DWELLING UNITS (FIRST AND SECOND READ)

Planning Director Mike introduced the concept of ADUs and reminded the Board that only one ADU is allowed per property. There are strict regulations to the appearance and size of the ADUs. Parking and driveway regulations are addressed, as well. The Board felt it would be fairly self-regulating as written. Holly pointed out that in D, we could add "If detached, the structure must have 10 feet setback"

The Board postponed the second read until next meeting to allow time for constituents to reach out regarding ADUs.

31. AN ORDINANCE OF THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, ACCEPTING A BID FOR SOLID WASTE COLLECTION SERVICE AND AUTHORIZING THE MAYOR TO EXECUTE RELATED AGREEMENTS (FIRST AND SECOND READ)

Genia Mount explained that they tentatively chose the lowest bid. The owner of one of the companies attended the meeting and asked that local companies be weighted more heavily in the scoring. The Board felt he made a case that should be considered. The Board moved to postpone the second read to a future meeting and re-open the bid.

32. AN ORDINANCE OF THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH T-MOBILE CENTRAL LLC AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT (FIRST AND SECOND READ)

City Administrator Wes explained that T Mobile will be adding a generator and giving the City extra money. There were no questions.

Mayor Smith had the ordinance read once and asked for a motion. Motion was made by Alder Biellier and seconded by Alder Mathison. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson

Mayor Smith had the ordinance read a second time and asked for a motion. Motion was made by Alder Biellier and seconded by Alder Mathison. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

33. AN ORDINANCE OF THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH DH PACE SYSTEMS INTEGRATION TO PROVIDE AND INSTALL AN ACCESS CONTROL DEVICE FOR THE WILLARD POLICE STATION MAIN ENTRANCE DOOR, ALONG WITH PROVIDING ANNUAL ACCESS SERVICE (FIRST AND SECOND READ)

City Administrator Wes explained the use of this system for the front entrance of the police station: Officers can gain entrance touch-free, using their badge. The clerk can let people in without opening door. The system can be upgraded. The multi-year contract is why it is before the Board. Holly asked that future boards not be held to the contract, as is standard.

Mayor Smith had the ordinance read once and asked for a motion. Motion was made by Alder Biellier and seconded by Alder Lancaster. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson

Mayor Smith had the ordinance read a second time and asked for a motion. Motion was made by Alder Mathison and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

34. AN ORDINANCE OF THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, AUTHORIZING THE GRANTING OF A UTILITY EASEMENT TO SPIRE GAS (FIRST AND SECOND READ)

City Administrator Wes explained that this easement is needed for a gas line upgrade. Spire will bore under driveway because they need a 10-foot easement. Holly reminded the Board that this will benefit the citizens at large.

Mayor Smith had the ordinance read once and asked for a motion. Motion was made by Alder Biellier and seconded by Alder Lancaster. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson

Mayor Smith had the ordinance read a second time and asked for a motion. Motion was made by Alder Keene and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson.

35. AN ORDINANCE OF THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE SOUTHWEST MISSOURI JOINT MUNICIPAL WATER UTILITY COMMISSION FOR RELOCATED WATER STORAGE SPACE IN STOCKTON LAKE (FIRST READ)

City Administrator Wes told the Board that this ordinance would need to be pushed to next meeting.

CITY ADMINISTRATOR REMARKS

City Administrator Wes mentioned the Freedom Fest recap video that was posted. The ATV Facebook post made the news and Wes spoke with a reporter about that issue, this past week.

NEW BUSINESS

None

UNFINISHED BUSINESS Mayor asked if there was any update on Jackson Street sidewalks. Engineer had surveyors out to survey sidewalk easement. With that description, we can get signatures for property owners to give easements.

The City will now need to design and maintain roundabouts. We are collecting ideas for student-led projects. We would like to make it a community project.

RECESS OPEN SESSION

At 8:27 pm. Mayor Smith called for a motion to end open session and move into closed session for the reasons provide. Alder Biellier motioned that we move into closed session. Alder Keene seconded. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, Mathison, and Wilson

OPEN CLOSED SESSION PURSUANT TO RSMO SECTION 610.021 (1) LEGAL, (2) REAL ESTATE, (3,13) PERSONNEL

CALL THE MEETING TO ORDER 9:33 pm

ROLL CALL**CLOSE THE CLOSED SESSION AND RECONVENE THE OPEN SESSION****ADJOURN MEETING**

Mayor Smith called for a motion to adjourn the meeting. The time was 9:33 pm.

Motion was made by Alder Biellier and seconded by Alder Lancaster. Motion carried with a 5-0 vote. The vote was unanimous.

If you have special needs which require accommodation, please notify personnel at the City Hall. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at 417-742-5302.

Rebecca Hansen, City Clerk