



CITY OF WILLARD

BOARD OF ALDERS REGULAR MEETING

July 13, 2026 at 6:00 PM

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

AGENDA

Update Posted on July 10, 2026, at 4:00 p.m.

The tentative agenda of this meeting includes:

PLEDGE OF ALLEGIANCE

CALL THE MEETING TO ORDER

1. ROLL CALL

2. AGENDA AMENDMENTS/APPROVAL OF AGENDA

3. 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.”

3A. BOARD OF ALDERS MEETING MINUTES 07/06/2026

3B. BOARD OF ALDERS ATTENDANCE REPORT

3C. PREVIOUS MONTH'S PLUS THE CURRENT MONTH'S OUTSTANDING INVOICES. CHECKS AND DRAFT PAID INVOICES

4. CITIZEN INPUT

4A. CITIZEN INPUT

5. PUBLIC HEARING FOR

5A. PLAT AMENDMENT FOR BRAYFIELD ESTATES

5B. REZONE OF PROPERTIES LOCATED AT 504 & 506 S HWY AB

5C. MCDONALD'S WILLARD SUBDIVISION

6. PROJECT MANAGER REPORT

6A. SANITARY SEWER UPDATE (STEVE BODENHAMER) (7MIN)

7. ORDINANCES

7A. ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE PLAT AMENDMENT OF THE BRAYFIELD ESTATES PROPERTY LOCATED AT 504 & 506 HIGHWAY AB IN WILLARD, MISSOURI COMBINING FOUR LOTS INTO ONE. (first and second read)

7B. ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE REZONE OF THE PROPERTY LOCATED AT 504 & 506 HIGHWAY AB IN WILLARD, MISSOURI FROM MULTI-FAMILY RESIDENCE DISTRICT (R-3) TO MIXED USE DISTRICT (MU). (first and second read)

7C. ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE CREATION OF THE NEW SUBDIVISION, MCDONALD'S WILLARD SUBDIVISION AND THE PRELIMINARY APPROVAL OF THE PLAT FOR THE AREA LOCATED AT 516 EAST NEW MELVILLE ROAD IN WILLARD, MISSOURI. (first and second read)

7D. AN ORDINANCE OF THE CITY OF WILLARD, MISSOURI, GRANTING A FRANCHISE TO OPERATE A NATURAL GAS DISTRIBUTION SYSTEM WITHIN THE CITY TO SPIRE MISSOURI INC. (first and second read)

7E. AN ORDINANCE OF THE CITY OF WILLARD, MISSOURI, REGULATING THE PLACEMENT OF TEMPORARY SIGNS WITHIN PUBLIC RIGHTS-OF-WAY AND AUTHORIZING THEIR REMOVAL. (first and second read)

8. NEW BUSINESS

9. UNFINISHED BUSINESS

10. RECESS OPEN SESSION

11. OPEN CLOSED SESSION PURSUANT TO RSMO SECTION 610.021 (1) LEGAL (3) PERSONNEL

12. CALL THE MEETING TO ORDER

13. ROLL CALL

14. CLOSE THE CLOSED SESSION AND RECONVENE THE OPEN SESSION

15. ADJOURN MEETING

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.

Courtney Myers, City Clerk



CITY OF WILLARD

BOARD OF ALDERS SPECIAL MEETING

July 06, 2026 at 6:00 PM

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

MINUTES

Staff Present: Mike Ruesch, Ray Lynch, Justin Robinson, Trevor Hoffman, Genia Mount, Wes Young, Caitlin Goebel, Edward Sands, Shane Fox, Tammy Swisher

Public Present: Kala Sheppard, Joraguelyn Robinson

PLEDGE OF ALLEGIANCE

Mayor Smith led the Pledge of Allegiance

CALL THE MEETING TO ORDER

Mayor Smith called the meeting to order at 6:02pm and asked the P & Z Assistant Tammy Swisher to conduct the Roll Call.

1. ROLL CALL

P&Z Assist Tammy Swisher conducted the roll call. Present: Mayor Troy Smith, Casey Biellier, Jeremy Hill, David Keene, Rachel Mathison. Absent: Joyce Lancaster, Carol Wilson (showed at 6:04) P&Z Assist Tammy Swisher confirmed that a quorum was present.

2. AGENDA AMENDMENTS/APPROVAL OF AGENDA

Item 7a. was switched to 5a because there was public present.

The name should have been Board of Alders Special Meeting not Regular.

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

3. 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."

3A. BOARD OF ALDERS REGULAR MEETING MINUTES 06/22/2026

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

4. CITIZEN INPUT

None

5. DISCUSSION

5A. CAPSTONE PROJECT

Mike Ruesch spoke about his Capstone Project

5B. EMPLOYEE HANDBOOK

Caitlin Goebel spoke about how she is working on the Employee handbook. She has it almost complete and should have it ready soon to present to the Board.

5C. ON CALL PROCEDURES

Caitlin Goebel spoke about what our on-call procedures look like now verses what they will be changing to.

5D. TAKE HOME VEHICLE POLICY

Caitlin Goebel spoke about what the vehicle policy is now verse what we would like to see in the future.

6. RESOLUTIONS

None

7. ORDINANCES

7A. AN ORDINANCE OF THE CITY OF WILLARD, MISSOURI, ADOPTING THE CITY OF WILLARD ECONOMIC DEVELOPMENT INCENTIVE POLICY.

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

Motion to continue to the second Read was made by Alder Hill and seconded by Alder Keen. Motion carried with a 5-0 vote Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

Mayor Smith read the ordinance for a second time. Motion to approve the Ordinance was made by Alder Biellier and seconded by Alder Hill. Motion carried/ordinance approved with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

7B. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, APPROVING A COMPENSATION ADJUSTMENT FOR THE WATER SUPERVISOR POSITION

Mayor Smith asked for a motion to approve the First Read of the ordinance. Motion to approve a First Read with option 2 was made by Alder Hill and seconded by Alder Biellier. Motion carried with a 5-0 vote Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

Motion to continue to the second Read with option 2 was made by Alder Hill and seconded by Alder Biellier. Motion carried with a 5-0 vote Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

Mayor Smith read the ordinance for a second time. Motion to approve the Ordinance with option 2 was made by Alder Biellier and seconded by Alder Keene. Motion carried/ordinance approved with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

7C. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, APPROVING A COMPENSATION ADJUSTMENT FOR THE SEWER SUPERVISOR POSITION

Mayor Smith asked for a motion to approve the First Read of the ordinance. Motion to approve a First Read with option 2 was made by Alder Biellier and seconded by Alder Hill. Motion carried with a 5-0 vote Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

Motion to continue to the second Read with option 2 was made by Alder Keene and seconded by Alder Hill. Motion carried with a 5-0 vote Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

Mayor Smith read the ordinance for a second time. Motion to approve the Ordinance with option 2 was made by Alder Biellier and seconded by Alder Keene. Motion carried/ordinance approved with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

7D. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, APPROVING A COMPENSATION ADJUSTMENT FOR THE STREETS SUPERVISOR POSITION

Mayor Smith asked for a motion to approve the First Read of the ordinance. Motion to approve a First Read with option 2 was made by Alder Hill and seconded by Alder Biellier. Motion carried with a 5-0 vote Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

Motion to continue to the second Read with option 2 was made by Alder Keene and seconded by Alder Biellier. Motion carried with a 5-0 vote Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

Mayor Smith read the ordinance for a second time. Motion to approve the Ordinance with option 2 was made by Alder Biellier and seconded by Alder Keene. Motion carried/ordinance approved with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

E. AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, APPROVING A POSITION TITLE CHANGE AND COMPENSATION ADJUSTMENT FOR EMILY MILLS

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

Motion to continue to the second Read was made by Alder Keene and seconded by Alder Biellier. Motion carried with a 5-0 vote Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

Mayor Smith read the ordinance for a second time. Motion to approve the Ordinance was made by Alder Mathison and seconded by Alder Biellier. Motion carried/ordinance approved with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison.

7. CITY ADMINISTRATOR REMARKS

Wes Young thanked everyone for all they do for the city.

8. NEW BUSINESS

None

9. UNFINISHED BUSINESS

Alder Biellier asked about the streets. Trevor said they are talking about pressure paving.

Alder asked about recycling center. Wes said that we are waiting for the new bins and that someone threw trash over the gate that we had to clean up.

10. RECESS OPEN SESSION

Alder Biellier motioned to recess Open Session and enter Closed Session. Motion was seconded by Alder Keene. Motion carried with a 6-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, Mathison and Wilson. Open session recessed at 8:14 p.m.

12. OPEN CLOSED SESSION PURSUANT TO RSMO SECTION 610.021 (1) LEGAL (3) PERSONNEL (13) PERSONNEL

13. CALL THE MEETING TO ORDER

14. ROLL CALL

15. CLOSE THE CLOSED SESSION AND RECONVENE THE OPEN SESSION

16. ADJOURN MEETING

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.

Courtney Myers, City Clerk

2026 BOARD ATTENDANCE REPORT

ATTENDED: Y	ABSENT: N	1/12/2026	1/29/2026	2/9/2026	2/23/2026	3/4/2026	3/9/2026	3/23/2026	4/13/2026	4/27/2026
NAME:		1/12/2026	1/29/2026	2/9/2026	2/23/2026	3/4/2026	3/9/2026	3/23/2026	4/13/2026	4/27/2026
MAYOR TROY SMITH	Y		N	Y	Y	Y	Y	Y	Y	Y
CASEY BIELLIER	Y		Y	Y	Y	Y	Y	Y	Y	Y (MPT)
JEREMY HILL	Y		Y	N	Y	Y	N	Y	Y	Y
DAVID KEENE (MPT)	Y		Y	Y	Y	Y	Y	Y	Y	Y
JOYCE LANCASTER	Y		Y	Y	N	Y	Y	Y	Y	Y
RACHEL MATHISON	N		Y	Y	Y	Y	Y	Y	Y	Y
CAROL WILSON	Y		Y	Y	Y	N	Y	N	Y	N
NAME:		5/11/2026	5/25/2026	5/26/2026	6/8/2026	6/22/2026	7/6/2026	7/13/2026	7/27/2026	8/10/2026
MAYOR TROY SMITH	Y		HOLIDAY	CANCELLED	Y	Y	Y			
CASEY BIELLIER (MPT)	Y		HOLIDAY	CANCELLED	Y	Y	Y			
JEREMY HILL	Y		HOLIDAY	CANCELLED	Y	Y	Y			
DAVID KEENE	N		HOLIDAY	CANCELLED	Y	Y	Y			
JOYCE LANCASTER	Y		HOLIDAY	CANCELLED	Y	Y	Y			
RACHEL MATHISON	Y		HOLIDAY	CANCELLED	Y	Y	Y			
CAROL WILSON	Y		HOLIDAY	CANCELLED	Y	Y	Y			
NAME:		8/24/2026	9/14/2026	9/28/2026	10/12/2026	10/26/2026	11/9/2026	11/23/2026	12/14/2026	12/28/2026
MAYOR TROY SMITH										
CASEY BIELLIER (MPT)										
JEREMY HILL										
DAVID KEENE										
JOYCE LANCASTER										
RACHEL MATHISON										
CAROL WILSON										



City of Willard, MO

Expense Approval Request

Item # 3C.

By Vendor Name

Post Dates 6/18/2026 - 7/10/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: AMA300 - ALLGEIER MARTIN & ASSOCIATES INC					
ALLGEIER MARTIN & ASSOCIA	216	06/19/2026	GENERAL ON-CALL ENGINEERING - S	20-700-56400	2,808.40
Vendor AMA300 - ALLGEIER MARTIN & ASSOCIATES INC Total:					2,808.40
Vendor: ACS100 - AMAZON CAPITAL SERVICES INC					
AMAZON CAPITAL SERVICES I	3THM	06/18/2026	FIRST AID ITEMS AND MISC SUPLYS FOR POOL - PKS	30-800-50140	238.32
AMAZON CAPITAL SERVICES I	93WG	06/24/2026	BATTERIES FOR MOTOROLA - PKS	30-800-50130	133.80
AMAZON CAPITAL SERVICES I	436W	06/25/2026	INSPIRE BLK NITRILE GLVS- TRSH BAGS- STS / W / S	10-300-50130	13.25
AMAZON CAPITAL SERVICES I	436W	06/25/2026	INSPIRE BLK NITRILE GLVS- TRSH BAGS- STS / W / S	20-600-50130	26.51
AMAZON CAPITAL SERVICES I	436W	06/25/2026	INSPIRE BLK NITRILE GLVS- TRSH BAGS- STS / W / S	20-700-50130	26.51
AMAZON CAPITAL SERVICES I	HP1D	06/26/2026	FILE FOLDERS - CT	10-250-50700	38.00
Vendor ACS100 - AMAZON CAPITAL SERVICES INC Total:					476.39
Vendor: APM100 - APPLE MARKET					
APPLE MARKET	6-21-26	06/21/2026	STAFF WATER FFEST - PKS	30-800-50450	276.96
APPLE MARKET	7-1-26	07/01/2026	BOTTLE WTR PALLET FOR SHOP- STS / W / S	10-300-50130	53.39
APPLE MARKET	7-1-26	07/01/2026	BOTTLE WTR PALLET FOR SHOP- STS / W / S	20-600-50130	106.79
APPLE MARKET	7-1-26	07/01/2026	BOTTLE WTR PALLET FOR SHOP- STS / W / S	20-700-50130	106.78
Vendor APM100 - APPLE MARKET Total:					543.92
Vendor: BLO100 - BLUE OASIS POOL CLEANING SERVICES LLC					
BLUE OASIS POOL CLEANING	6-20-26	06/20/2026	CHEMICALS AND CLEANING POOL - PKS	30-800-50500	827.68
Vendor BLO100 - BLUE OASIS POOL CLEANING SERVICES LLC Total:					827.68
Vendor: CLP100 - CALIBRE PRESS					
CALIBRE PRESS	26-162679	06/23/2026	TRAINING S. SHIPLEY - LAW	10-200-56950	359.00
Vendor CLP100 - CALIBRE PRESS Total:					359.00
Vendor: CFS100 - CANON FINANCIAL SERVICES INC					
CANON FINANCIAL SERVICES I	43432422	06/25/2026	COPIER LEASE - PW	10-300-55850	12.91
CANON FINANCIAL SERVICES I	43432422	06/25/2026	COPIER LEASE - PW	20-600-55850	25.83
CANON FINANCIAL SERVICES I	43432422	06/25/2026	COPIER LEASE - PW	20-700-55850	25.83
CANON FINANCIAL SERVICES I	43432423	06/25/2026	COPIER LEASE AND PROP TAXES - ALL	10-100-55850	142.86
CANON FINANCIAL SERVICES I	43432423	06/25/2026	COPIER LEASE AND PROP TAXES - ALL	10-200-55850	249.48
CANON FINANCIAL SERVICES I	43432423	06/25/2026	COPIER LEASE AND PROP TAXES - ALL	10-250-55850	15.88
CANON FINANCIAL SERVICES I	43432423	06/25/2026	COPIER LEASE AND PROP TAXES - ALL	10-400-55800	74.86
CANON FINANCIAL SERVICES I	43432423	06/25/2026	COPIER LEASE AND PROP TAXES - ALL	20-600-55850	72.55
CANON FINANCIAL SERVICES I	43432423	06/25/2026	COPIER LEASE AND PROP TAXES - ALL	20-700-55850	72.55
CANON FINANCIAL SERVICES I	43432423	06/25/2026	COPIER LEASE AND PROP TAXES - ALL	30-800-55850	117.43
Vendor CFS100 - CANON FINANCIAL SERVICES INC Total:					810.18

Expense Approval Report 1

Post Dates: 6/18/2026 Item # 3C.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: CJW100 - CJW TRANSPORTATION CONSULTANTS LLC					
CJW TRANSPORTATION CONS	26104-1	07/02/2026	OSAGE DRIVE TRAFFIC CALMING - P&D	10-400-56400	2,565.00
Vendor CJW100 - CJW TRANSPORTATION CONSULTANTS LLC Total:					2,565.00
Vendor: COMMGN - COMMERCE CREDIT CARD SERVICES					
COMMERCE CREDIT CARD SE	0405217	06/18/2026	YARBROUG CUSTOM HOSE, RED HOSE WRAP FOR MOWR - STS	10-300-70000	600.76
COMMERCE CREDIT CARD SE	6-22-26 WALMART	06/22/2026	WALMART BOX FAN, FLY RBNS.CLEAN SUPPLY, GZ PADS- PKS	30-800-50130	85.17
COMMERCE CREDIT CARD SE	04262914	06/23/2026	INDEED JOB POSTING UTIL 1 -	20-700-55200	100.00
COMMERCE CREDIT CARD SE	6-24-26	06/24/2026	POSTMASTER POSTAGE - GEN	10-100-50750	3.50
COMMERCE CREDIT CARD SE	6-24-26 EASY	06/24/2026	EASYLLAMA COMPLIANCE TRAINING - GEN	10-100-56960	599.50
COMMERCE CREDIT CARD SE	6-25-26	06/25/2026	MENARDS POOL CHEMICALS - PKS	30-800-50000	121.72
COMMERCE CREDIT CARD SE	93746	06/25/2026	LOWES SAFETY VESTS, TRASH CAN LNRS FFEST- PKS	30-800-50450	321.54
COMMERCE CREDIT CARD SE	70156	06/27/2026	LOWES CIRCUIT BRKRS, WIRE CUTTERS FREEDM FEST- PKS	30-800-50450	230.06
COMMERCE CREDIT CARD SE	6-29-26 SHRM	06/29/2026	SHRM STATE CONFERENCE C. GOEBEL - GEN	10-100-56960	775.00
COMMERCE CREDIT CARD SE	52236430	06/30/2026	SAMS CONCESSIONS - PKS	30-800-50200	324.44
COMMERCE CREDIT CARD SE	52323326 SAMS	07/01/2026	SAMS CONCESSIONS - PKS	30-800-50200	154.86
COMMERCE CREDIT CARD SE	7-1-26	07/01/2026	MENARDS POOL CHEMICALS - PKS	30-800-50140	62.79
COMMERCE CREDIT CARD SE	7-1-26 MENARDS	07/01/2026	MENARDS GRAB TL, WALL ANCHRS, WALL CHRGR, CHRGR CBL-PKS	30-800-50130	78.52
COMMERCE CREDIT CARD SE	7-1-26 USPS	07/01/2026	POSTMASTER STAMPS/POSTAGE - ALL	10-100-50750	352.36
COMMERCE CREDIT CARD SE	7-1-26 USPS	07/01/2026	POSTMASTER STAMPS/POSTAGE - ALL	10-200-50750	1.06
COMMERCE CREDIT CARD SE	7-1-26 USPS	07/01/2026	POSTMASTER STAMPS/POSTAGE - ALL	10-250-50750	8.54
COMMERCE CREDIT CARD SE	7-1-26 USPS	07/01/2026	POSTMASTER STAMPS/POSTAGE - ALL	20-600-50750	14.97
COMMERCE CREDIT CARD SE	7-1-26 USPS	07/01/2026	POSTMASTER STAMPS/POSTAGE - ALL	20-700-50750	14.97
COMMERCE CREDIT CARD SE	365749-1	07/07/2026	MIDWEST POOL & SPA CHEMICALS - PKS	30-800-50500	335.94
Vendor COMMGN - COMMERCE CREDIT CARD SERVICES Total:					4,185.70
Vendor: CON170 - CONCO COMPANIES					
CONCO COMPANIES	7002480757	06/20/2026	3/4 AE CLASS A RIVER ROCK - HICKORY LN WTR LK - W	20-600-51000	1,187.28
Vendor CON170 - CONCO COMPANIES Total:					1,187.28
Vendor: DAV100 - DAVID DORAN ATTORNEY AT LAW					
DAVID DORAN ATTORNEY AT L	7-2-26	07/02/2026	MUNICIPAL JUDGE FEES - CT	10-250-56400	900.00
Vendor DAV100 - DAVID DORAN ATTORNEY AT LAW Total:					900.00
Vendor: DWH100 - DIG WISE HYDRO INC					
DIG WISE HYDRO INC	2322	07/01/2026	EXCAVATE TO EXPOSE WTR LINES IN VARIOUS LOCA - W	20-600-51025	2,275.00
Vendor DWH100 - DIG WISE HYDRO INC Total:					2,275.00
Vendor: DNS100 - DNS EQUIPMENT LLC					
DNS EQUIPMENT LLC	26-1441	06/22/2026	UN1791, HYPOCHLORITE SOLUTION- WELL MAINT- W	20-600-50000	498.42
Vendor DNS100 - DNS EQUIPMENT LLC Total:					498.42

Expense Approval Report 1

Post Dates: 6/18/2026 Item # 3C.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: EJE100 - EJ EQUIPMENT INC					
EJ EQUIPMENT INC	P21606	06/18/2026	CABLE ASSY 12PI ROOM1- SEWER I & I - S	20-700-51050	568.37
Vendor EJE100 - EJ EQUIPMENT INC Total:					568.37
Vendor: FED100 - FEDERAL PROTECTION INC					
FEDERAL PROTECTION INC	BD0370074	07/01/2026	SECURITY MONITORING - PKS	30-800-56400	165.00
Vendor FED100 - FEDERAL PROTECTION INC Total:					165.00
Vendor: GNC100 - GENERAL CODE INC					
GENERAL CODE INC	GC00136011	07/01/2026	ANNUAL MAINT-GEN	10-100-50700	1,295.00
GENERAL CODE INC	PG000047708	07/08/2026	SUPPLEMENT PAGES - GEN	10-100-50700	1,112.00
Vendor GNC100 - GENERAL CODE INC Total:					2,407.00
Vendor: HDE100 - HAHN DEBOEF LLC					
HAHN DEBOEF LLC	42835	07/01/2026	GOVT RELATIONS SERVICES MONTHLY RETAINER FEE - S	20-700-56400	5,000.00
Vendor HDE100 - HAHN DEBOEF LLC Total:					5,000.00
Vendor: JAT200 - J & A TRAFFIC PRODUCTS LLC					
J & A TRAFFIC PRODUCTS LLC	42466	06/23/2026	6" 90 DEG CRSPCE, 90 DEG CRSPCE, U-CHANNEL - STS	10-300-50130	233.56
J & A TRAFFIC PRODUCTS LLC	42499	06/30/2026	STP SGN, ALL WAY SGN- MISC STREET SIGNS - STS	10-300-50130	1,099.20
Vendor JAT200 - J & A TRAFFIC PRODUCTS LLC Total:					1,332.76
Vendor: JOE400 - JOE'S TIRE SHOP INC					
JOE'S TIRE SHOP INC	386968	06/26/2026	TIRE MOUNT AND BALANCE- PW #110-STs / W / S	10-300-70000	14.00
JOE'S TIRE SHOP INC	386968	06/26/2026	TIRE MOUNT AND BALANCE- PW #110-STs / W / S	20-600-70000	28.00
JOE'S TIRE SHOP INC	386968	06/26/2026	TIRE MOUNT AND BALANCE- PW #110-STs / W / S	20-700-70000	28.00
Vendor JOE400 - JOE'S TIRE SHOP INC Total:					70.00
Vendor: KEN435 - KENCO FIRE EQUIPMENT INC					
KENCO FIRE EQUIPMENT INC	195466	07/08/2026	FIRE SYSTEM INSPECT COMM BLDG - PKS	30-800-56500	176.00
Vendor KEN435 - KENCO FIRE EQUIPMENT INC Total:					176.00
Vendor: LOS200 - LAKELAND OFFICE SYSTEMS INC					
LAKELAND OFFICE SYSTEMS I	732580	06/24/2026	COPIES-ALL	10-100-50700	120.59
LAKELAND OFFICE SYSTEMS I	732580	06/24/2026	COPIES-ALL	10-250-50700	20.10
LAKELAND OFFICE SYSTEMS I	732580	06/24/2026	COPIES-ALL	10-400-50130	20.10
LAKELAND OFFICE SYSTEMS I	732580	06/24/2026	COPIES-ALL	20-600-50700	120.58
LAKELAND OFFICE SYSTEMS I	732580	06/24/2026	COPIES-ALL	20-700-50700	120.58
Vendor LOS200 - LAKELAND OFFICE SYSTEMS INC Total:					401.95
Vendor: LML100 - LAUBER AND ASSOCIATES MUNICIPAL LAW LLC					
LAUBER AND ASSOCIATES MU	34097	06/30/2026	CITY PROSECUTOR FEES - LAW	10-200-56400	3,594.00
LAUBER AND ASSOCIATES MU	34098	06/30/2026	SPECIAL COUNSEL - ECON DE	10-450-56400	1,924.00
Vendor LML100 - LAUBER AND ASSOCIATES MUNICIPAL LAW LLC Total:					5,518.00
Vendor: LEG250 - LEGALSHIELD					
LEGALSHIELD	6-25-26	06/25/2026	GROUP INS MCCLAIN & SHIPLEY-LAW	10-200-93000	29.90
Vendor LEG250 - LEGALSHIELD Total:					29.90
Vendor: EMP210 - LIBERTY UTILITIES-EMPIRE DISTRICT					
LIBERTY UTILITIES-EMPIRE DIS	6-23-26 1	06/23/2026	ELECTRICAL 220 W JACKSON 1 - PKS	30-800-62000	105.67
LIBERTY UTILITIES-EMPIRE DIS	6-23-26 2	06/23/2026	ELECTRICAL 220 W JACKSON 2 - PKS	30-800-62000	27.08
LIBERTY UTILITIES-EMPIRE DIS	6-23-26 2511	06/23/2026	ELEC UTIL 222 W JACKSON ACCT# END 2511 - PKS	30-800-62000	27.08
LIBERTY UTILITIES-EMPIRE DIS	6-23-26 3	06/23/2026	ELECTRICAL 220 W JACKSON 3 - PKS	30-800-62000	27.08
LIBERTY UTILITIES-EMPIRE DIS	6-23-26 4	06/23/2026	ELECTRICAL 220 W JACKSON 4 - PKS	30-800-62000	27.08

Expense Approval Report 1

Post Dates: 6/18/2026 Item # 3C.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
LIBERTY UTILITIES-EMPIRE DIS	6-23-26 5	06/23/2026	ELECTRICAL 220 W JACKSON 5 - PKS	30-800-62000	27.08
LIBERTY UTILITIES-EMPIRE DIS	6-23-26 5934	06/23/2026	ELEC UTIL 222 W JACKSON ACCT# END 5934 - PKS	30-800-62000	27.08
LIBERTY UTILITIES-EMPIRE DIS	6-26-26 101	06/26/2026	ELECTRIC UTILITIES 3636 N FR 101 - S	20-700-62000	33.50
Vendor EMP210 - LIBERTY UTILITIES-EMPIRE DISTRICT Total:					301.65
Vendor: LOW505 - LOWE'S CREDIT SERVICES					
LOWE'S CREDIT SERVICES	980733	06/30/2026	PLUMBNG SUPPLIES - PKS	30-800-50500	27.73
Vendor LOW505 - LOWE'S CREDIT SERVICES Total:					27.73
Vendor: MATM100 - MATERIALS MANAGEMENT					
MATERIALS MANAGEMENT	7002484307	06/27/2026	TOPSOIL - STS	10-300-50130	330.00
Vendor MATM100 - MATERIALS MANAGEMENT Total:					330.00
Vendor: MEM100 - MISSOURI EMPLOYERS MUTUAL INS CO					
MISSOURI EMPLOYERS MUTU	300860752	07/01/2026	WORK COMP INS - GEN/PW/PKS	10-100-56000	2,411.44
MISSOURI EMPLOYERS MUTU	300860752	07/01/2026	WORK COMP INS - GEN/PW/PKS	20-600-56000	769.60
MISSOURI EMPLOYERS MUTU	300860752	07/01/2026	WORK COMP INS - GEN/PW/PKS	20-700-56000	769.60
MISSOURI EMPLOYERS MUTU	300860752	07/01/2026	WORK COMP INS - GEN/PW/PKS	30-800-56000	1,180.06
Vendor MEM100 - MISSOURI EMPLOYERS MUTUAL INS CO Total:					5,130.70
Vendor: MOC100 - MISSOURI ONE CALL SYSTEM INC					
MISSOURI ONE CALL SYSTEM I	6060322	06/30/2026	LOCATE SERVICES - W/S	20-600-56400	103.27
MISSOURI ONE CALL SYSTEM I	6060322	06/30/2026	LOCATE SERVICES - W/S	20-700-56400	103.28
Vendor MOC100 - MISSOURI ONE CALL SYSTEM INC Total:					206.55
Vendor: OIS160 - ONLINE INFORMATION SERVICES INC					
ONLINE INFORMATION SERVI	1396409	06/30/2026	UTIL EXCHG REPORT-W/S	20-600-56400	74.00
ONLINE INFORMATION SERVI	1396409	06/30/2026	UTIL EXCHG REPORT-W/S	20-700-56400	74.00
Vendor OIS160 - ONLINE INFORMATION SERVICES INC Total:					148.00
Vendor: ORE145 - O'REILLY AUTOMOTIVE INC					
O'REILLY AUTOMOTIVE INC	288857	06/26/2026	PATCH KIT - MOWER REPAIR - STS	10-300-70000	4.51
O'REILLY AUTOMOTIVE INC	288877	06/26/2026	FUEL FILTER - MOWER REPAIR - STS	10-300-70000	6.49
O'REILLY AUTOMOTIVE INC	288878	06/26/2026	16OZ MOTOR TRT - MOWER REPAIR - STS	10-300-70000	11.24
O'REILLY AUTOMOTIVE INC	288932	06/26/2026	PIN & CLIP, MINI BULB PW # 20 - STS / W / S	10-300-70000	3.88
O'REILLY AUTOMOTIVE INC	288932	06/26/2026	PIN & CLIP, MINI BULB PW # 20 - STS / W / S	20-600-70000	7.75
O'REILLY AUTOMOTIVE INC	288932	06/26/2026	PIN & CLIP, MINI BULB PW # 20 - STS / W / S	20-700-70000	7.75
Vendor ORE145 - O'REILLY AUTOMOTIVE INC Total:					41.62
Vendor: OZA255 - OZARKS COCA COLA					
OZARKS COCA COLA	28132801	06/23/2026	CONCESSIONS - PKS	30-800-50200	233.24
Vendor OZA255 - OZARKS COCA COLA Total:					233.24
Vendor: PKR100 - PARKER RENTALS					
PARKER RENTALS	260625	06/25/2026	14" CONCRETE WALK BEHIND SAW- JKSN ST DTCH-STs	10-300-55850	82.50
Vendor PKR100 - PARKER RENTALS Total:					82.50
Vendor: REX380 - REX SMITH OIL CO.					
REX SMITH OIL CO.	131523	06/23/2026	DIESEL FUEL FOR LAGOON - S	20-700-70100	1,437.99
Vendor REX380 - REX SMITH OIL CO. Total:					1,437.99
Vendor: LIN200 - ROTA L. STONEHOUSE					
ROTA L. STONEHOUSE	0061926	06/19/2026	DATA COMPILATION AND FILE RETENTION- CT/GEN/PW	10-100-56400	225.00

Expense Approval Report 1

Post Dates: 6/18/2026 Item # 3C.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
ROTA L. STONEHOUSE	0061926	06/19/2026	DATA COMPILATION AND FILE RETENTION- CT/GEN/PW	10-250-56400	15.00
ROTA L. STONEHOUSE	0061926	06/19/2026	DATA COMPILATION AND FILE RETENTION- CT/GEN/PW	20-700-56400	30.00
Vendor LIN200 - ROTA L. STONEHOUSE Total:					270.00
Vendor: SPS150 - SCHENDEL PEST SERVICES					
SCHENDEL PEST SERVICES	1047053	06/26/2026	PEST CONTROL-ALL	10-100-50130	25.00
SCHENDEL PEST SERVICES	1047053	06/26/2026	PEST CONTROL-ALL	10-200-50130	35.00
SCHENDEL PEST SERVICES	1047053	06/26/2026	PEST CONTROL-ALL	10-250-50600	5.00
SCHENDEL PEST SERVICES	1047053	06/26/2026	PEST CONTROL-ALL	10-300-50130	10.00
SCHENDEL PEST SERVICES	1047053	06/26/2026	PEST CONTROL-ALL	10-400-50130	5.00
SCHENDEL PEST SERVICES	1047053	06/26/2026	PEST CONTROL-ALL	20-600-50130	30.00
SCHENDEL PEST SERVICES	1047053	06/26/2026	PEST CONTROL-ALL	20-700-50130	30.00
SCHENDEL PEST SERVICES	1047053	06/26/2026	PEST CONTROL-ALL	30-800-50130	40.00
Vendor SPS150 - SCHENDEL PEST SERVICES Total:					180.00
Vendor: SEA100 - SEALMASTER					
SEALMASTER	34003	06/30/2026	ASPHALT COLD PATCH - STS	10-300-51000	755.37
Vendor SEA100 - SEALMASTER Total:					755.37
Vendor: GCH100 - SPRINGFIELD ANIMAL CONTROL					
SPRINGFIELD ANIMAL CONTR	25	07/02/2026	ANIMAL IMPOUND FEES - LA	10-200-56400	40.00
Vendor GCH100 - SPRINGFIELD ANIMAL CONTROL Total:					40.00
Vendor: GCT100 - SPRINGFIELD GREENE COUNTY OFFICE OF EM					
SPRINGFIELD GREENE COUNT	3RD QTR 2026	07/01/2026	SERV 3RD QTR 2026 - EM	10-500-55600	5,569.00
Vendor GCT100 - SPRINGFIELD GREENE COUNTY OFFICE OF EM Total:					5,569.00
Vendor: SPR275 - SPRINGFIELD WINWATER WORKS CO					
SPRINGFIELD WINWATER WO	350787 01	06/26/2026	74760-22 3/4 TEE CTS NL - W	20-600-50130	305.44
SPRINGFIELD WINWATER WO	350800 01	06/29/2026	12X20' SOLID N-12 ST / IB	10-300-51000	721.60
Vendor SPR275 - SPRINGFIELD WINWATER WORKS CO Total:					1,027.04
Vendor: SPR200 - SPRINGFIELD-GREENE COUNTY HEALTH DEPARTMENT					
SPRINGFIELD-GREENE COUNT	070726	07/07/2026	WATER SAMPLE TESTING FEES - W	20-600-50200	117.00
Vendor SPR200 - SPRINGFIELD-GREENE COUNTY HEALTH DEPARTMENT Total:					117.00
Vendor: STA500 - STAPLES					
STAPLES	6067208915	06/26/2026	TP, PAPER TOWELS, TRASH BAGS, FACE TISSUE - PKS	30-800-50550	762.11
Vendor STA500 - STAPLES Total:					762.11
Vendor: TDE100 - THE DAILY EVENTS					
THE DAILY EVENTS	260474	06/30/2026	MEETING NOTICES BOA AND P&Z COMM - GEN/P&D	10-100-55200	47.50
THE DAILY EVENTS	260474	06/30/2026	MEETING NOTICES BOA AND P&Z COMM - GEN/P&D	10-400-55200	47.50
THE DAILY EVENTS	260486	06/30/2026	MEETING NOTICES BOA AND P&Z COMM - GEN/P&D	10-100-55200	47.50
THE DAILY EVENTS	260486	06/30/2026	MEETING NOTICES BOA AND P&Z COMM - GEN/P&D	10-400-55200	47.50
Vendor TDE100 - THE DAILY EVENTS Total:					190.00
Vendor: PPG100 - THE PORTA POTTY GUY					
THE PORTA POTTY GUY	310	06/30/2026	TOILET RENTAL MILLER PARK - PKS	30-800-55850	100.00
Vendor PPG100 - THE PORTA POTTY GUY Total:					100.00
Vendor: TOM100 - TOMO DRUG TESTING					
TOMO DRUG TESTING	168622	06/27/2026	PRE-EMPLOYMNT SCREEN T. HENSLEY - PKS	30-800-56400	43.00
Vendor TOM100 - TOMO DRUG TESTING Total:					43.00
Vendor: WSP100 - TURN 2 APPAREL LLC					
TURN 2 APPAREL LLC	20224	06/26/2026	FREEDOM FEST SHIRTS-PKS	30-800-50450	623.50
Vendor WSP100 - TURN 2 APPAREL LLC Total:					623.50

Expense Approval Report 1

Post Dates: 6/18/2

Item # 3C.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: TYL100 - TYLER TECHNOLOGIES INC					
TYLER TECHNOLOGIES INC	025-558735	06/30/2026	UTIL BILLING NOTIFICATIONS- W/S	20-600-57400	92.90
TYLER TECHNOLOGIES INC	025-558735	06/30/2026	UTIL BILLING NOTIFICATIONS- W/S	20-700-57400	92.90
Vendor TYL100 - TYLER TECHNOLOGIES INC Total:					185.80
Vendor: UMB100 - UMB BANK					
UMB BANK	1043923	06/30/2026	FEES 10/1/25 TO 3/31/26 - W/S	20-600-96400	375.00
UMB BANK	1043923	06/30/2026	FEES 10/1/25 TO 3/31/26 - W/S	20-700-96400	375.00
Vendor UMB100 - UMB BANK Total:					750.00
Vendor: WLU100 - VALVOLINE EXPRESS CARE					
VALVOLINE EXPRESS CARE	022705	06/22/2026	OIL CHNG, TIRE ROTATE #4 - LAW	10-200-75000	123.97
VALVOLINE EXPRESS CARE	022768	06/22/2026	OIL CHNG & TIRE ROTATE '23 DODGE DURANGO #6 - LAW	10-200-71000	123.97
Vendor WLU100 - VALVOLINE EXPRESS CARE Total:					247.94
Vendor: VDS100 - VDS VISION LLC					
VDS VISION LLC	1630	07/01/2026	IT SERVICES-ALL	10-100-56400	288.00
VDS VISION LLC	1630	07/01/2026	IT SERVICES-ALL	10-200-56400	144.00
VDS VISION LLC	1630	07/01/2026	IT SERVICES-ALL	10-250-56400	36.00
VDS VISION LLC	1630	07/01/2026	IT SERVICES-ALL	10-300-56400	36.00
VDS VISION LLC	1630	07/01/2026	IT SERVICES-ALL	10-400-56400	72.00
VDS VISION LLC	1630	07/01/2026	IT SERVICES-ALL	20-600-56400	288.00
VDS VISION LLC	1630	07/01/2026	IT SERVICES-ALL	20-700-56400	288.00
VDS VISION LLC	1630	07/01/2026	IT SERVICES-ALL	30-800-56400	288.00
Vendor VDS100 - VDS VISION LLC Total:					1,440.00
Vendor: AMK100 - VESTIS					
VESTIS	4170443658	06/22/2026	PUBLIC WRKS DEPT UNIFORM SERVICE- STS/W/S	10-300-92500	6.69
VESTIS	4170443658	06/22/2026	PUBLIC WRKS DEPT UNIFORM SERVICE- STS/W/S	20-600-92500	13.38
VESTIS	4170443658	06/22/2026	PUBLIC WRKS DEPT UNIFORM SERVICE- STS/W/S	20-700-92500	13.38
VESTIS	4170445165	06/29/2026	PW DEPARTMENT UNIFORM SERVICE - STS / W / S	10-300-92500	6.69
VESTIS	4170445165	06/29/2026	PW DEPARTMENT UNIFORM SERVICE - STS / W / S	20-600-92500	13.38
VESTIS	4170445165	06/29/2026	PW DEPARTMENT UNIFORM SERVICE - STS / W / S	20-700-92500	13.38
Vendor AMK100 - VESTIS Total:					66.90
Vendor: WHE100 - WHEELER METALS INC					
WHEELER METALS INC	388411	06/22/2026	1 1/2 X 14 GA SQ TUBE 10FT, ANGLE - STS / W / S	10-300-50130	14.90
WHEELER METALS INC	388411	06/22/2026	1 1/2 X 14 GA SQ TUBE 10FT, ANGLE - STS / W / S	20-600-50130	29.79
WHEELER METALS INC	388411	06/22/2026	1 1/2 X 14 GA SQ TUBE 10FT, ANGLE - STS / W / S	20-700-50130	29.79
Vendor WHE100 - WHEELER METALS INC Total:					74.48
Vendor: WTV100 - WILLARD HOME CENTER LLC					
WILLARD HOME CENTER LLC	B314740	06/18/2026	SHUTOFF VALV POOL - PKS	30-800-50500	10.79
WILLARD HOME CENTER LLC	D145428	06/18/2026	SEAL TAPE - PKS	30-800-50130	2.50
WILLARD HOME CENTER LLC	B314951	06/22/2026	GT 22" LWN/LEAF RAKE - STS	10-300-52000	41.38
WILLARD HOME CENTER LLC	B315026	06/23/2026	ROLLER COVERS CTY HALL OUTSIDE WORK - GEN/CT	10-100-50130	9.43
WILLARD HOME CENTER LLC	B315026	06/23/2026	ROLLER COVERS CTY HALL OUTSIDE WORK - GEN/CT	10-250-55850	9.44
WILLARD HOME CENTER LLC	B315036	06/23/2026	1 1/4X1MIP RED ADAPTER, 1" FEM ADAPTER - W	20-600-51000	20.10
WILLARD HOME CENTER LLC	B315075	06/24/2026	SILICONE CAULK - PKS	30-800-50130	15.29

Expense Approval Report 1

Post Dates: 6/18/2

Item # 3C.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
WILLARD HOME CENTER LLC	D145796	06/24/2026	CUT KEYS - PKS	30-800-50130	44.78
WILLARD HOME CENTER LLC	D145865	06/25/2026	GT 2CUFT BRN MULCH - STS	10-300-50130	9.99
WILLARD HOME CENTER LLC	D145889	06/26/2026	10.5OZ CLR ROOF SEALANT -	20-600-50130	12.59
WILLARD HOME CENTER LLC	D145963	06/27/2026	CIRCUIT BRKRS FREEDM FEST - PKS	30-800-50450	35.98
WILLARD HOME CENTER LLC	B315490	06/30/2026	1X12X8 WP PREMIUM, REBAR - PET COTTAGE LOT- STS	10-300-51000	72.35
WILLARD HOME CENTER LLC	D146204	07/01/2026	MOSQUITO REPELLENT - PKS	30-800-50130	9.89
Vendor WTV100 - WILLARD HOME CENTER LLC Total:					294.51
Vendor: EZA150 - WILLARD TIRE LLC					
WILLARD TIRE LLC	24018	06/25/2026	USED TIRE #10 - LAW	10-200-71000	50.40
Vendor EZA150 - WILLARD TIRE LLC Total:					50.40
Grand Total:					53,832.98

Report Summary

Fund Summary

Fund	Expense Amount
10 - GENERAL FUND	27,719.04
20 - WATER AND SEWER FUND	18,778.69
30 - PARKS FUND	7,335.25
Grand Total:	53,832.98

Account Summary

Account Number	Account Name	Expense Amount
10-100-50130	SUPPLIES-GEN	34.43
10-100-50700	SUPPLIES OFFICE-GEN	2,527.59
10-100-50750	POSTAGE-GEN	355.86
10-100-55200	ADVERTISING EXPENSE-	95.00
10-100-55850	EQUIPMENT RENTAL/LE	142.86
10-100-56000	INSURANCE-GEN	2,411.44
10-100-56400	PROFESSIONAL FEES-GE	513.00
10-100-56960	TRAINING/EDUCATION-F	1,374.50
10-200-50130	SUPPLIES-LAW	35.00
10-200-50750	POSTAGE-LAW	1.06
10-200-55850	EQUIPMENT RENTAL/LE	249.48
10-200-56400	PROFESSIONAL FEES-LA	3,778.00
10-200-56950	TRAINING & EDUCATION	359.00
10-200-71000	VEHICLE REPAIR & MAIN	174.37
10-200-75000	VEHICLE LEASE-LAW	123.97
10-200-93000	GROUP INSURANCE	29.90
10-250-50600	MISCELLANEOUS EXPEN	5.00
10-250-50700	OFFICE SUPPLIES-COURT	58.10
10-250-50750	POSTAGE-COURT	8.54
10-250-55850	EQUIPMENT RENTAL-CO	25.32
10-250-56400	PROFESSIONAL-COURT	951.00
10-300-50130	SUPPLIES-STREETS	1,764.29
10-300-51000	REPAIRS AND MAINTEN	1,549.32
10-300-52000	SUPPLIES SMALL EQUIP	41.38
10-300-55850	EQUIPMENT RENTAL-ST	95.41
10-300-56400	PROFESSIONAL-STREETS	36.00
10-300-70000	VEHICLE EXPENSE FUEL-	640.88
10-300-92500	UNIFORMS-STREETS	13.38
10-400-50130	SUPPLIES-P&D	25.10
10-400-55200	ADVERTISING-P&D	95.00
10-400-55800	DUES AND SUBSCRIPTIO	74.86
10-400-56400	PROFESSIONAL-P&D	2,637.00
10-450-56400	PROFESSIONAL - ECO DE	1,924.00
10-500-55600	CONTRACT LABOR-EM	5,569.00
20-600-50000	CHEMICALS-WATER	498.42
20-600-50130	SUPPLIES-WATER	511.12
20-600-50200	LABORATORY FEES-WAT	117.00
20-600-50700	OFFICE SUPPLIES-WATER	120.58
20-600-50750	POSTAGE-WATER	14.97
20-600-51000	REPAIRS AND MAINTEN	1,207.38
20-600-51025	NEW INFRASTRUCTURE	2,275.00
20-600-55850	EQUIPMENT RENTAL-WA	98.38
20-600-56000	INSURANCE-WATER	769.60
20-600-56400	PROFESSIONAL-WATER	465.27
20-600-57400	EQUIPMENT/SOFTWARE	92.90
20-600-70000	VEHICLE EXPENSE FUEL-	35.75
20-600-92500	UNIFORMS-WATER	26.76
20-600-96400	FISCAL AGENT FEES-WAT	375.00
20-700-50130	SUPPLIES-SEWER	193.08
20-700-50700	OFFICE SUPPLIES-SEWER	120.58

Account Summary

Account Number	Account Name	Expense Amount
20-700-50750	POSTAGE-SEWER	14.97
20-700-51050	I&I EXPENSE-SEWER	568.37
20-700-55200	ADVERTISING-SEWER	100.00
20-700-55850	EQUIPMENT RENTAL-SE	98.38
20-700-56000	INSURANCE-SEWER	769.60
20-700-56400	PROFESSIONAL-SEWER	8,303.68
20-700-57400	EQUIPMENT/SOFTWARE	92.90
20-700-62000	UTILITIES ELECTRIC-SEW	33.50
20-700-70000	VEHICLE EXPENSE FUEL-	35.75
20-700-70100	EQUIPMENT FUEL-SEWE	1,437.99
20-700-92500	UNIFORMS-SEWER	26.76
20-700-96400	FISCAL AGENT FEES-SEW	375.00
30-800-50000	CHEMICALS-PKS	121.72
30-800-50130	SUPPLIES GENERAL-PKS	409.95
30-800-50140	SUPPLIES AQUATIC-PKS	301.11
30-800-50200	CONCESSIONS-PKS	712.54
30-800-50450	FREEDOM FEST EXPENSE	1,488.04
30-800-50500	BUILDING MAINTENANC	1,202.14
30-800-50550	CUSTODIAL SUPPLIES-PK	762.11
30-800-55850	EQUIPMENT RENTAL-PK	217.43
30-800-56000	INSURANCE-PKS	1,180.06
30-800-56400	PROFESSIONAL-PKS	496.00
30-800-56500	SAFETY PROGRAM-PKS	176.00
30-800-62000	UTILITIES ELECTRIC-PKS	268.15
Grand Total:		53,832.98

Project Account Summary

Project Account Key	Expense Amount
None	53,832.98
Grand Total:	53,832.98



BOARD OF ALDERS MEETING

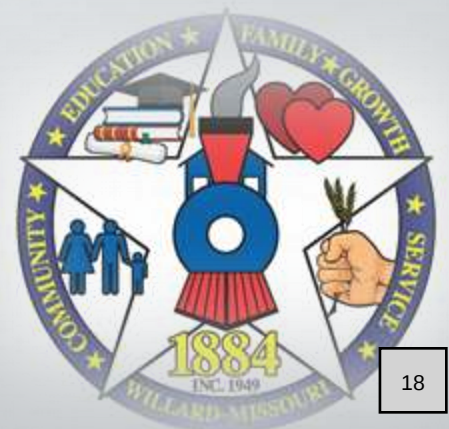
TO: THE BOARD OF ALDERS

FROM: CITY OF WILLARD

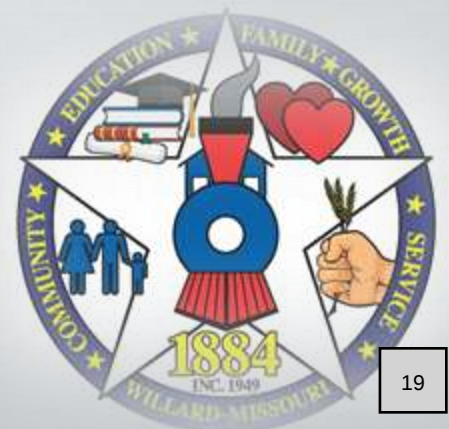
SUBJECT:

PLAT AMENDMENT FOR BRAYFIELD ESTATES

A PLAT AMENDMENT FOR BRAYFIELD ESTATES LOCATED AT 504 & 506 SOUTH AB IN WILLARD MO



**AN ORDINANCE TO GRANT THE
APPLICATION TO APPROVE A PLAT
AMENDMENT AT THE PROPERTIES
LOCATED AT 504 & 506 S STATE HIGHWAY
AB IN WILLARD, MISSOURI.**



LEGAL REQUIREMENTS PURSUANT TO §71.012

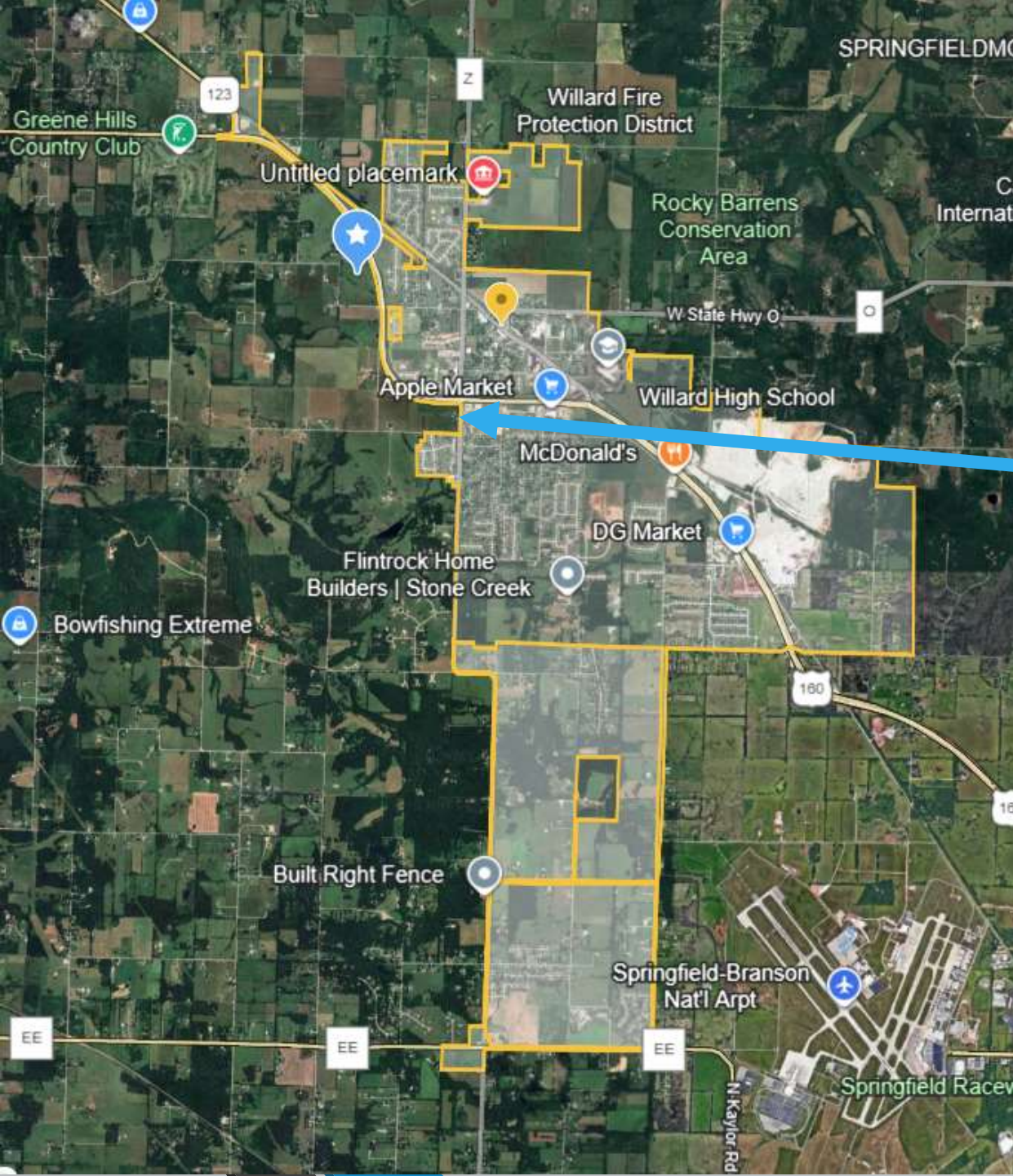
Application filed by owner May 4th ,2026

Public Hearing noticed July 7, 2026 & July 13, 2026

Planning Commission Public Hearing held July 7, 2026

Board of Aldermen Public Hearing held July 13, 2026





**Location of
property in
Willard, Greene
County MO**

PROPER PUBLICATION OF THE PUBLIC HEARING

Item # 5A.

THE DAILY EVENTS

Established 1881

*Invoice &
Affidavit of
Publication*

PUBLIC HEARING NOTICES

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday July 7, 2026, and the City of Willard Alders will meet on Monday July 13, 2026, at 6:00 pm. to consider the request for a subdivision Amendment for Brayfield Estates First Addition lots 1 & 2. These parcels are located at 504 & 506 State Highway AB, further identified by Greene County Assessor as Parcel #0726402037 and Parcel #0726402038. The Commissions will take public comments at these meetings. If you are unable to attend these meetings, you are welcome to send any comments in support of, in opposition

to, or general inquiries regarding this request for the proposed zone change to Michael Ruesch, Director of Planning and Development at:

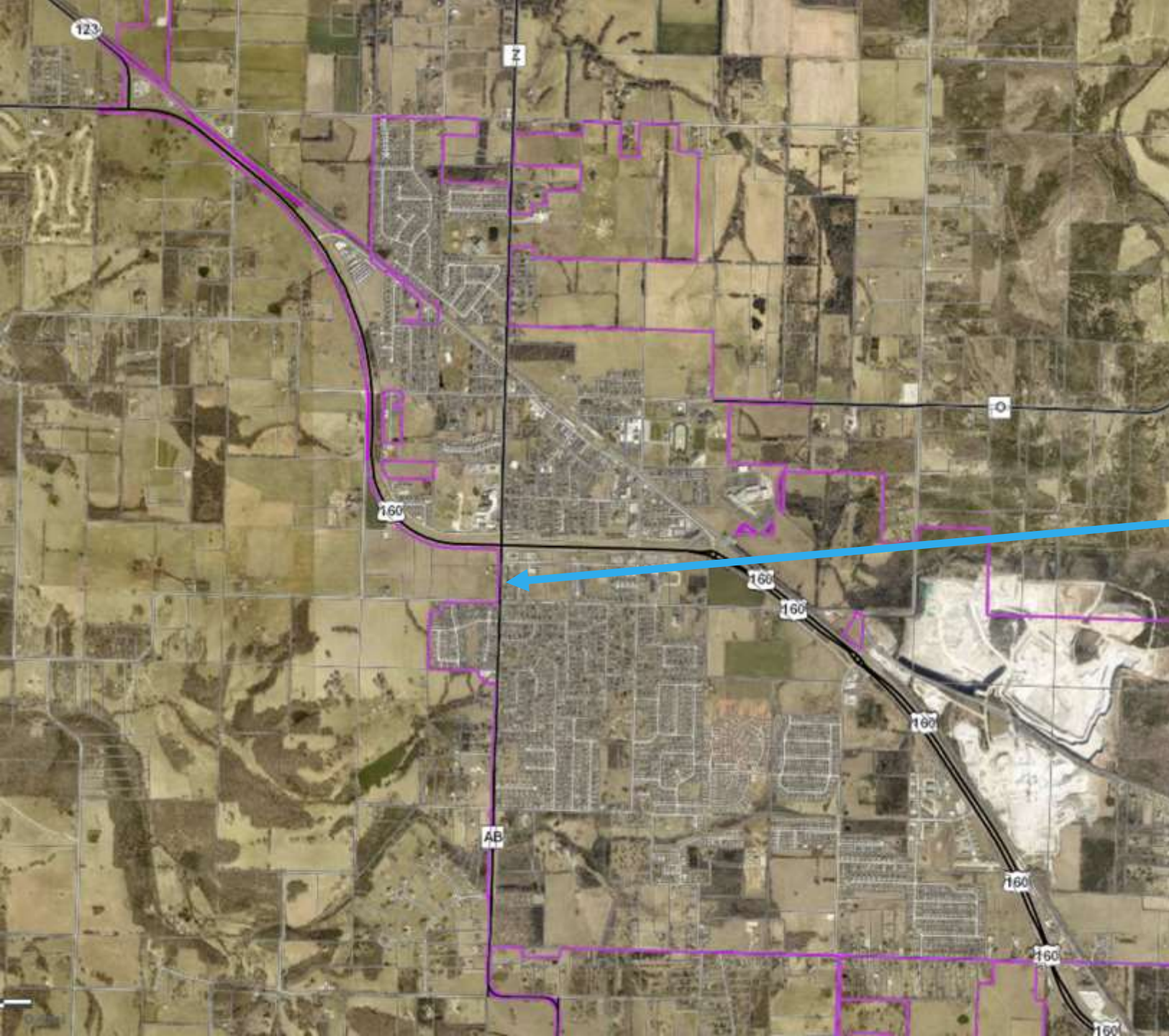
City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5310

planning@cityofwillard.org

If you have special needs, which require accommodation, please notify City personnel at City Hall. Accommodations will be made for your needs. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at the information above.

*Published in The Daily Events
6/11, 2026 (Th)*







Item # 5A.





Legend

100 ft

Official Zoning Map

ZONING

(blank)	
AG	
C1	
C2	
M1	
M2	
MU	
PDD-R1	
PDD-R3	
R1	
R2	
R3	
R4	



Non-Conforming Parcels

Both parcels have buildings built over property lines

Non-conforming properties cannot edit or enlarge without coming back into compliance

Wanting to remodel all units

Add an onsite office





Board must find:

- Zoning conforms to Willard Conceptual Plan
- Meets the criteria for the proposed Zoning
- Brings property into Compliance



STAFF REPORT**REQUEST FOR A PLAT AMENDMENT FOR BRAYFIELD ESTATES AND REZONE
GONING FROM R-3 TO MU FOR THE PROPERTY LOCATED AT 504 & 506 HWY
AB, WILLARD, MISSOURI.**

DATE: JULY 13, 2026

FACTS:

File Number: Z-2026-011

Applicant: Carlson Consultants

Property Owner: Kenneth Hamilton

Location: 504 & 506 Hwy AB

Current Parcels: 4

Proposed Parcels: 1

Community Plan Future Land Use Designation: MU

Surrounding Zoning:

North: C

South: R-2

East: C

West: COUNTY

Request: The applicant, is asking for a plat amendment for Brayfield estates and a rezone from R-3 to MU. This will bring the above parcels into zoning compliance with the intent to remodel the existing apartments and adding an onsite office for the patrons.

Existing Conditions: The parcel is currently a non conforming use as is over our current density requirements and has builds built over platted property lines. This rezone will allow for the current density and not allow additional units.

Community Plan - The Community Plan Future Land Use map designates this area as **R-3** area.

DETAILED ANALYSIS:

- A. *Amendments Authorized.* The Board of Aldermen may from time to time by ordinance amend, supplement, change, modify or repeal the boundaries of the zoning districts or the regulations herein or subsequently established. The Board of Aldermen must receive the recommendation and report of the Commission before it may take any such action.
- B. *Initiation Of Amendment.* Amendments may be proposed by the Board of Aldermen, the Planning and Zoning Commission or by any person owning or having an interest in property in the City of Willard. If the Board of Aldermen initiates an amendment, the Board's proposal shall be transmitted to the Commission for the Commission's report and recommendation.
- C. *Application For Amendment.* An application for an amendment, along with pertinent data and information as may be required by the Commission, shall be submitted to the Commission at least thirty (30) working days prior to the public hearing to be held by the Commission on the application. Applications for amendments initiated by the Commission or the Board of Aldermen shall be accompanied by a motion of such body pertaining to the proposed amendment. The application shall be submitted on forms provided by the City Clerk and shall contain the following information, dependent on the type of amendment requested:
 - 1. For changes in the zoning district classification (rezoning).
 - a. Applicant's name, address, phone number and interest in the property.
 - b. Owner's name, address and phone number and, if different than the applicant, the owner's signed consent to the filing of the application and authorization for the applicant to act on the owner's behalf.
 - c. The street address of such property and if there is no street address, a sufficient description of the location of said property to enable the ordinary person to determine its location.
 - d. Legal description of the property proposed for rezoning.
 - e. The current zoning classification of the property and current use of the property.
 - f. The amendment or zoning classification requested.
 - g. The names and addresses of all property owners within one hundred eighty-five (185) feet of the subject property. The list of property owners shall be compiled from the property ownership records of the Greene County Assessor's office or by a title company authorized to issue title policies in the State of Missouri.
 - h. Such additional information that the Commission may, by rule, require.
 - i. Application fee in the amount of fifty dollars (\$300.00).
 - 2. For text amendments.

- a. The name, address and phone number of the applicant.
 - b. The Section of the text of the ordinance proposed to be amended.
 - c. The wording of the proposed amendment.
 - d. An identification of any property owned, controlled or occupied by the applicant that would benefit by the proposed amendment.
 - e. An explanation of the extent to which other properties in the City that are subject to the regulations proposed to be amended would be affected by the proposed amendment.
 - f. Application fee in the amount of fifty dollars (\$300.00).
- D. *Public Hearing Before Commission.* The Commission shall hold a public hearing on all proposed amendments in zoning district classifications or the text of this Chapter. Notice of public hearing shall be provided in accordance with the requirements of Section 400.360. The applicant or his/her agent shall present evidence to the Commission in regard to the applicant's request for the amendment.
- E. *Commission Recommendations.* Within thirty (30) days after the public hearing, except when the applicant requests the amendment be tabled, the Commission shall make one (1) of the following recommendations in connection with the proposed amendment in zoning district classification or the text of this Chapter:
- 1. Recommend against the proposal
 - 2. Recommend the proposal
 - 3. Recommend the proposal together with recommendations that, in the judgment of the Commission, will protect adjacent or other affected property and ensure that the proposed amendment is consistent with the intent of this Chapter and the Willard Comprehensive Plan.
- F. *Report Of Commission Action Taken.* The Commission shall make written findings of fact on the proposed amendment and shall submit same together with its recommendations to the Board of Aldermen. The Commission shall not, however, forward its recommendations to the Board of Aldermen when at the meeting before the Commission the applicant or his/her agent did not appear and present evidence in regard to the applicant's request for the amendment.
- G. *Public Hearing Before Board Of Aldermen.* A public hearing shall be held before the Board of Aldermen before adopting any proposed amendment, change, supplement or repeal to this Chapter. Notice of public hearing shall be made in accordance with the requirements of Section 400.360.
- H. *Evidentiary Matters Before Board Of Aldermen.*

1. No person shall present testimony to the Board of Aldermen which is substantially different from that presented to the Commission at its hearing on the matter and no exhibit will be accepted by the Board of Aldermen that has not been presented to the Commission at its hearing on the matter. However, this Subsection is not intended to prevent the introduction of new testimony, new exhibits or other new evidence when there is a clear showing, as determined by a majority of the Board of Aldermen, that the introduction of such evidence before the Commission was not in good faith, reasonably possible.
2. Should a person present testimony that is substantially or materially different from that presented to the Commission at its hearing on the matter or should an exhibit be offered that has not been presented to the Commission at its hearing on the matter, subject to the exception contained in Subsection (H)(1), any person on the opposing side of the matter before the Board of Aldermen may claim prejudice from such presentation or offering and the Board of Aldermen shall upon such a claim have sole discretion to determine whether the person claiming prejudice has in fact been prejudiced from such presentation or offering. Upon a determination that a prejudice exists, the Board of Aldermen shall refer the matter back to the Commission for a new notice and public hearing.

I. Actions Of Board Of Aldermen.

1. When the Commission has recommended a subdivision of parcels or the text of this Chapter together with recommendations for additional requirements pursuant to Subsection (E)(3), the Board of Aldermen shall have the discretion to accept, reject or make other or additional requirements. Any such requirements shall become a part of the ordinance changing the zoning classification of such property or the text of this Chapter. Such requirements regarding a change in zoning district classification shall be considered as an amendment to this Chapter insofar as it is applicable to such property. Such requirements shall be considered as conditions precedent to the granting of a certificate of occupancy and there shall be compliance with such requirements before a certificate of occupancy will be issued by the City Clerk for the use or occupancy of the building, land or structure on such property.
2. The Board of Aldermen shall not consider any zoning classification for a property in cases which involve a change from an existing zoning classification to another other than the zoning classification requested in the amendment application or the zoning classification expressly stated as considered by the motion of the Commission in its written report to the Board of Aldermen. If the applicant files a written request with the City Clerk prior to the final action of the Board of Aldermen stating that the applicant will pay the fees set forth for a zoning amendment application, then the Board of Aldermen may consider such different zoning classification only after referring the written request to the Commission for new public hearing and after receipt of the Commission's written report and decision and after new notice and public hearing before the Board of Aldermen.

- J. *Limitations On subdivision Applications.* No application for subdivision of any tract, lot or parcel of land shall be allowed prior to the expiration of six (6) months from the time the Board of Aldermen shall have finally acted on any application for subdivision of all or any part of the same lot, tract or parcel, unless the application previously acted upon was initiated by the Commission or the Board of Aldermen or unless the applicant can demonstrate substantial change in condition that should warrant consideration of a new application.

STAFF RECOMMENDATION:

The proposed plat amendment and rezone is needed to bring the property into zoning conformity.

Staff recommends approval of the request.

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Plat amendment and rezone Application

Staff Report Exhibit 2- Published Notice 15 days prior to hearing, Posting Notice in 3 places on property 10 days prior to hearing, 1st class mailing of owners within 185 feet.

Staff Report Exhibit 3- Community Plan Preferred Land Use

Staff Report Exhibit 4- Vicinity Maps

Staff Report Exhibit 5- Replat Exhibit

EXHIBIT 2

PUBLIC HEARING NOTICES

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on **Tuesday July 7, 2026**, and the City of Willard Alders will meet on **Monday July 13, 2026, at 6:00 pm.** to consider the request for a subdivision Amendment for Brayfield Estates First Addition lots 1 & 2. These parcels are located at **504 & 506 State Highway AB**, further identified by Greene County Assessor as Parcel #0726402037 and Parcel #0726402038. The Commissions will take public comments at these meetings. If you are unable to attend these meetings, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the proposed zone change to Michael Ruesch, Director of Planning and Development at:

**City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5310**

planning@cityofwillard.org

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Published in The Daily Events
6/11, 2026 (Th)

EXHIBIT 3

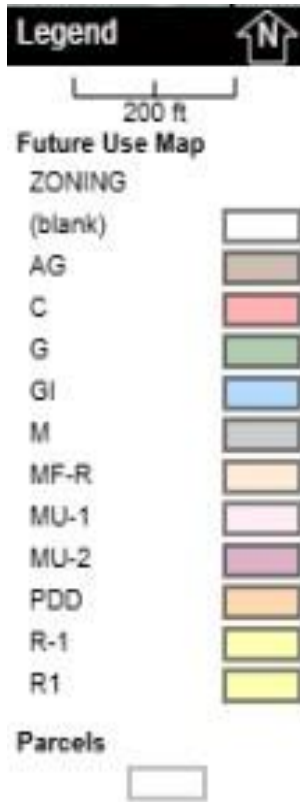


EXHIBIT 4



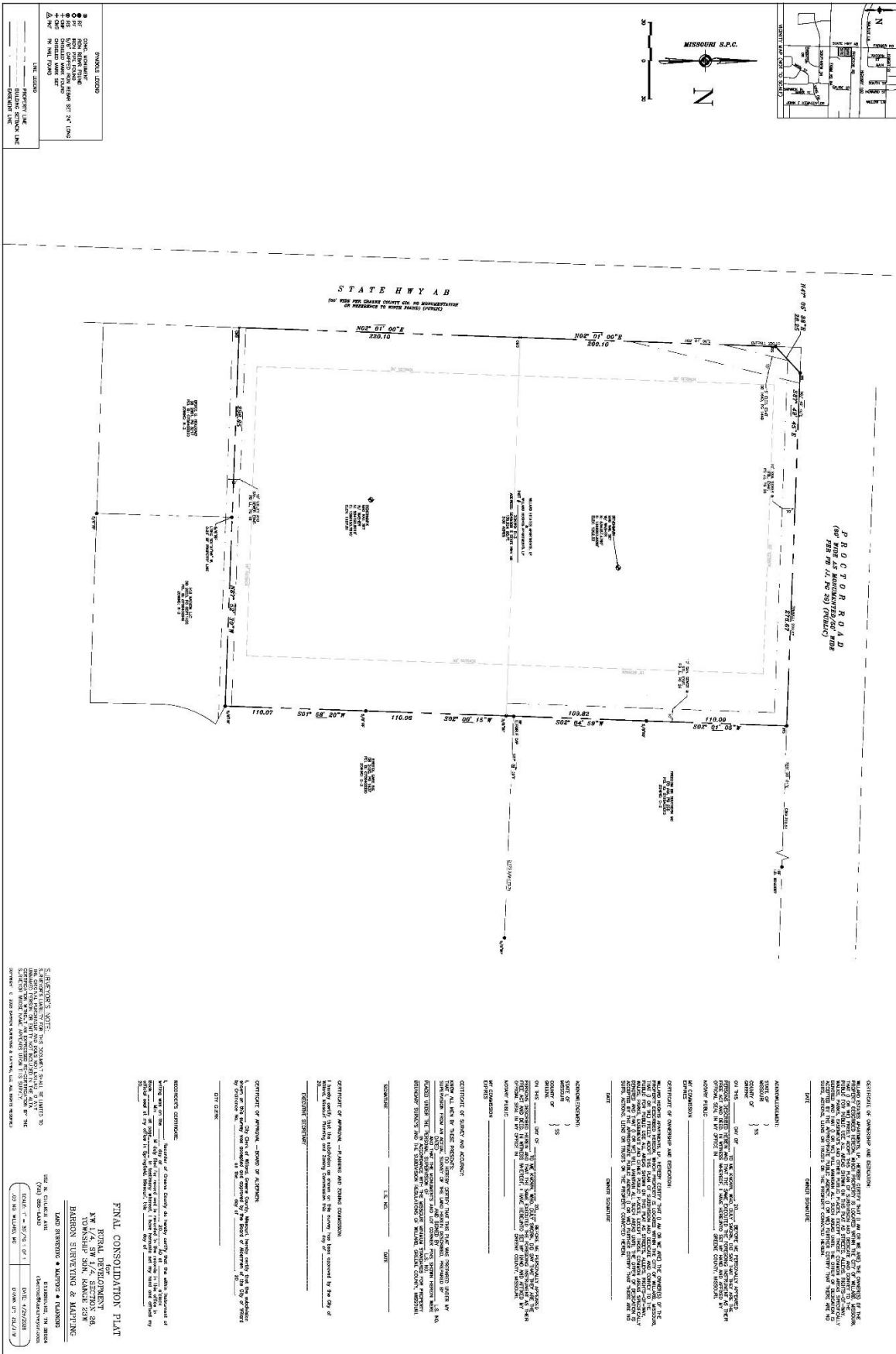


EXHIBIT 5 SEE APPLICATION PRESENTATION

RESOLUTION NO. PZ 2026-01**RESOLUTION OF THE CITY OF WILLARD, MISSOURI APPROVING PLAT AMMENDMENT FOR BRAYFIELD ESTATES LOCATED AT 504 & 506 HWY AB IN WILLARD, MISSOURI**

WHEREAS, an Application has been submitted by Carlson Consulting for Kenneth E Hamilton, Owner for approval of a subdivision of his property located at 504 & 506 Hwy AB, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, The owner would like to remodel the apartments and add an office. And,

WHEREAS, 504 and 506 S AB are defined as a nonconforming use due to density of units and buildings that have been built across property lines. Nonconforming properties are not allowed to expand said uses. and,

WHEREAS, the ordinance approving the plat amendment will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a change of a plat and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7, 2026, at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

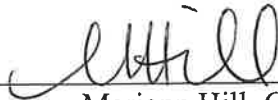
WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONNING COMMITMENT OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

- Section 1: The Planning and Zoning Commission recommended approval for the tract of land, situated in 504 & 506 Hwy AB, Willard, Greene County, Missouri to be amended as provided by the maps in Exhibit B.
- Section 2: This Resolution will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.
- Section 3: The Planning and Zoning Commission exercised its legislative authority to decide the request to amend the property. The Commission evaluated the application to subdivide, reviewed the evidence presented by proponents, objectors, and staff, and

determined that the approval of the subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 7th day of July 2026.



Mariann Hill, Chairperson

ATTEST:



Valorie Simpson, Secretary



BOARD OF ALDERS MEETING

TO: The Board of Alders

FROM: Planning Department

SUBJECT:

REZONE OF PROPERTIES LOCATED AT 504 & 506 S HWY
AB

RESOLUTION NO. 2026-02**RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO REZONE THE PROPERTY LOCATED AT 504 & 506 HWY AB IN WILLARD MISSOURI.**

WHEREAS, an Application has been submitted by Carlson Consulting for Kenneth E Hamilton, Owner for approval of a rezone from R-3 to MU for property located at 504 & 506 Hwy AB, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, The owner would like to remodel the apartments and add an office. And,

WHEREAS, 504 and 506 S State Highway AB is defined as a nonconforming use due to density of units and buildings that have been built across property lines. Nonconforming properties are not allowed to expand said uses. and,

WHEREAS, rezoning is needed to correct the allowable density of the above parcel, and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly; and

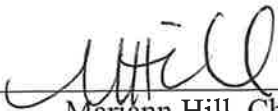
WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

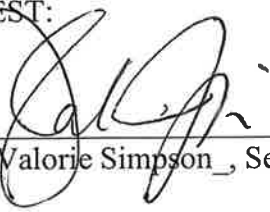
Section 1: The Planning and Zoning Commission hereby recommends approval for the tract of land, situated at 504 & 506 HWY AB, Willard, Greene County, Missouri to be zoned AR, as provided by the maps in Exhibit B.

Section 2: The Planning and Zoning Commission is exercising its legislative authority to decide a request to rezone a property. The approval of said rezone would help bring the property into zoning compliance. The Commission has evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and has determined that the approval of the rezone request is for the public benefit and is in compliance with the Master Plan. The approval of the rezone is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 7th day of July 2026.



Mariann Hill, Chairperson

ATTEST:


Valorie Simpson, Secretary



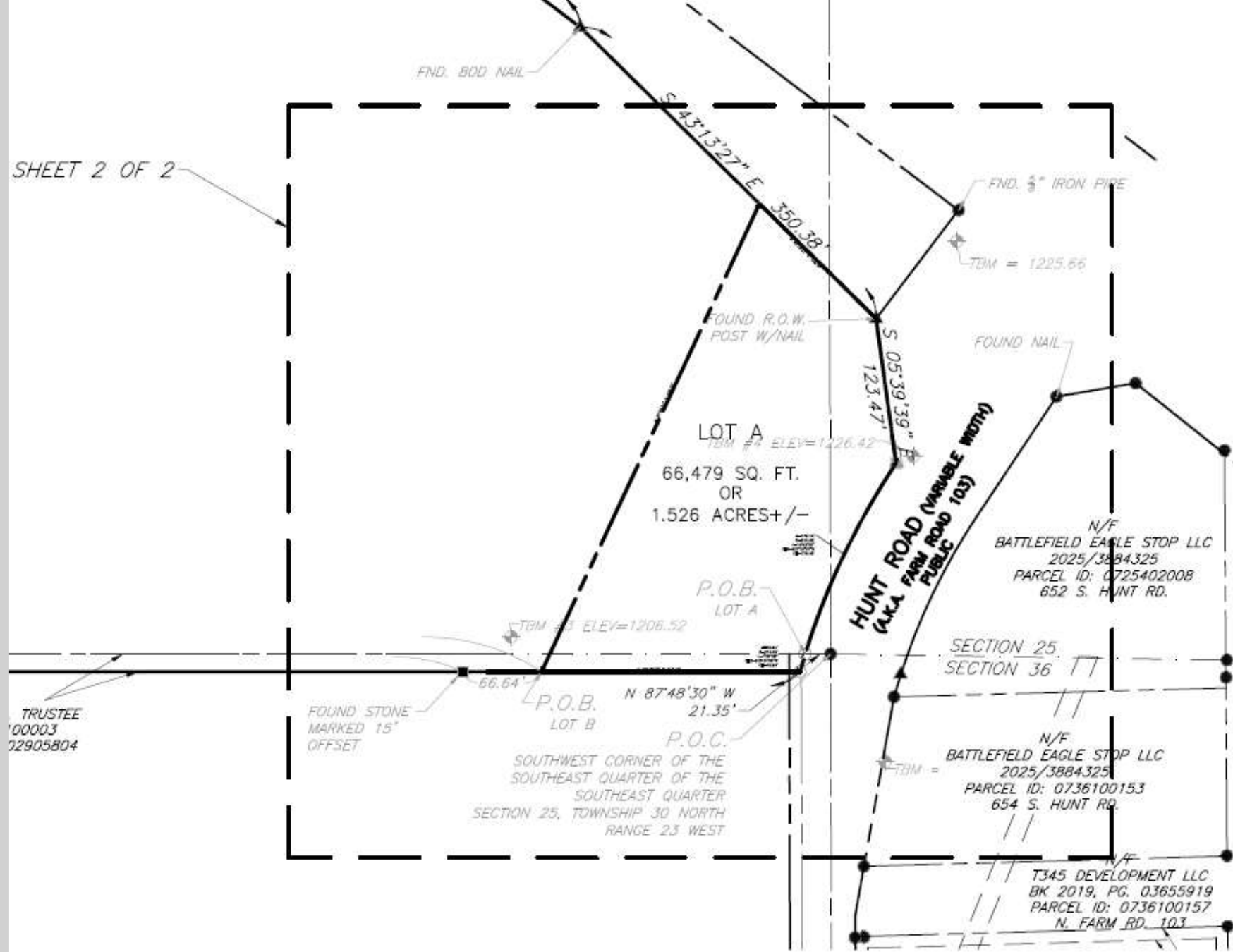
BOARD OF ALDERS MEETING

TO: The Board of Alders
FROM: Planning Department

SUBJECT:

MCDONALD'S WILLARD SUBDIVISION

McDonalds Willard Subdivision



BUYER'S CERTIFICATION:



POLYDIPYRROLE IRON PIPE

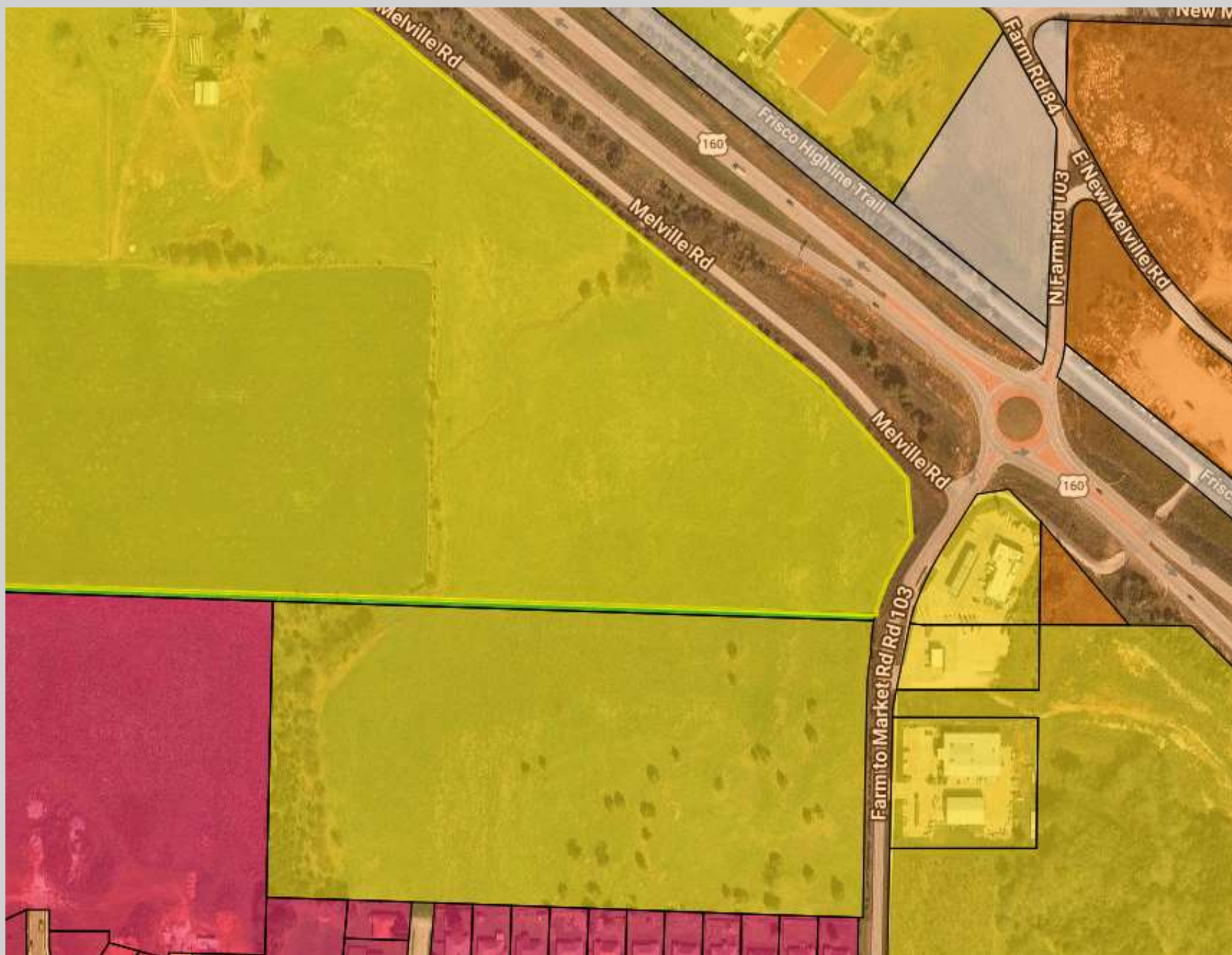
PART OF SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 30 NORTH, RANGE 23 WEST,
CITY OF WILLARD, GRENN COUNTY, MISSOURI

EXISTING LEGEND:			
	EXISTING PROPERTY LINE		CHEQUERED MARK FOUND
	EXISTING ADJACENT PROPERTY LINE		ROCK PIPE (C/S BARR)
	EXISTING REMOVED-BAIT		RAILROAD CTR. MARK
	EXISTING OVERHEAD ELECTRIC		CUT "X" BAIT
	EXISTING FENCE		WATER ICE (WATER VALVE)
	EXISTING GAS LINE		WATER METER
	EXISTING WATER LINE		TRAIL COMPASS (POD 300-2500)
	EXISTING RAILROAD CTR. MARK		TELEPHONE MOUNTING
	EXISTING UNDERGROUND SLIC. LINE		BRN
	BUY MARK		RAILROAD CTR. FULL BOX (FULL-BOX WITH BARR)
	UTILITY POLE		ONE METER
	BENCHMARK		TELEPHONE SCOURMARK ABOVE GRADE



811 or 1-800-644-7468
<http://www.call811.org>

and a significant positive effect of the interaction between the two variables. The results suggest that the effect of the interaction between the two variables is significant and positive. The results suggest that the effect of the interaction between the two variables is significant and positive.



Legend



Item # 5C.



200 ft

City Limits Willard



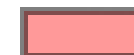
Official Zoning Map

ZONING

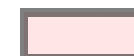
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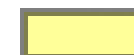
AG



C1



C2



M1



M2



MU



PDD-R1



PDD-R3



R1



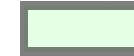
R2



R3



R4



Parcels



Staff Report

- **Request:** The applicant requests to Subdivide approximately 1.526 acres, with the intent to possibly build a fast-food establishment on the parcel.
- **Existing Conditions:** The subject property is currently an undeveloped parcel located near intersection of Hunt Road and New Melville. The property is bordered with commercial parcels on all sides
- Future Land Use Maps shows it as a C-2
- All surrounding parcels are currently C-2

Staff recommends approval of the subdivision request.

RESOLUTION NO. 2026-03**RESOLUTION OF THE CITY OF WILLARD, MISSOURI APPROVING A SUBDIVISION FOR THE PROPERTY LOCATED AT 516 EAST NEW MELVILLE ROAD IN WILLARD, MISSOURI**

WHEREAS, an Application has been submitted by CEC INC for the McDonalds Corporation for approval of a subdivision of the property located at 516 East New Melville Road Willard, Missouri and legally described in Exhibit A; and

WHEREAS, Exhibit A, is the proposed legal description and

WHEREAS, the recommendation of approval by the Willard Planning and Zoning Commission of this subdivision is conditioned upon the approval and recording of a final subdivision plat legally described in Exhibit A; and

WHEREAS, the resolution approving the subdivision will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a zoning change and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7th, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

- Section 1: The Planning and Zoning Commission recommends approval for the tract of land, situated at 516 East New Melville Road Willard, Greene County, Missouri to be subdivided as provided by the maps in Exhibit B.
- Section 2: The recommended approval of the subdivision by the Planning and Zoning Commission was conditioned upon the approval and recording of the final subdivision plat legally described in Exhibit A.
- Section 3: This Resolution will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.

Section 4: The Planning and Zoning Commission exercised its legislative authority to decide the request to subdivide the property. The Commission evaluated the application to subdivide, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 7th day of July 2026.



Mariann Hill, Chairperson

ATTEST:



Valorie Simpson, Secretary

STAFF REPORT**REQUEST FOR A SUBDIVISION FOR THE PROPERTY LOCATED AT 516 EAST
NEW MELVILLE ROAD, WILLARD, MISSOURI.****DATE:** JULY 13 ,2026

FACTS:**File Number:** Z-2026-007**Applicant:** CCEC INC**Property Owner:** McDonalds Corporation**Location:** 516 E New Melville Road**Current Parcels:** 1**Proposed Parcels:** 2**Community Plan Future Land Use Designation:** C-2**Surrounding Zoning:****North:** C-2**South:** C-2**East:** C-2**West:** C-2

Request: The applicant requests to Subdivide approximately 1.526 acres, with the intent to possibly build a fast food establishment on the parcel.

Existing Conditions: The subject property is currently an undeveloped parcel located near intersection of Hunt Road and New Melville. The property is bordered with commercial parcels on all sides

Community Plan - The Community Plan Future Land Use map designates this area as **C-2** area.

DETAILED ANALYSIS:

- A. *Amendments Authorized.* The Board of Aldermen may from time to time by ordinance amend, supplement, change, modify or repeal the boundaries of the zoning districts or the regulations herein or subsequently established. The Board of Aldermen must receive the recommendation and report of the Commission before it may take any such action.
- B. *Initiation Of Amendment.* Amendments may be proposed by the Board of Aldermen, the Planning and Zoning Commission or by any person owning or having an interest in property in the City of Willard. If the Board of Aldermen initiates an amendment, the Board's proposal shall be transmitted to the Commission for the Commission's report and recommendation.
- C. *Application For Amendment.* An application for an amendment, along with pertinent data and information as may be required by the Commission, shall be submitted to the Commission at least thirty (30) working days prior to the public hearing to be held by the Commission on the application. Applications for amendments initiated by the Commission or the Board of Aldermen shall be accompanied by a motion of such body pertaining to the proposed amendment. The application shall be submitted on forms provided by the City Clerk and shall contain the following information, dependent on the type of amendment requested:
 - 1. For changes in the zoning district classification (rezoning).
 - a. Applicant's name, address, phone number and interest in the property.
 - b. Owner's name, address and phone number and, if different than the applicant, the owner's signed consent to the filing of the application and authorization for the applicant to act on the owner's behalf.
 - c. The street address of such property and if there is no street address, a sufficient description of the location of said property to enable the ordinary person to determine its location.
 - d. Legal description of the property proposed for rezoning.
 - e. The current zoning classification of the property and current use of the property.
 - f. The amendment or zoning classification requested.
 - g. The names and addresses of all property owners within one hundred eighty-five (185) feet of the subject property. The list of property owners shall be compiled from the property ownership records of the Greene County Assessor's office or by a title company authorized to issue title policies in the State of Missouri.
 - h. Such additional information that the Commission may, by rule, require.
 - i. Application fee in the amount of fifty dollars (\$300.00).
 - 2. For text amendments.

- a. The name, address and phone number of the applicant.
 - b. The Section of the text of the ordinance proposed to be amended.
 - c. The wording of the proposed amendment.
 - d. An identification of any property owned, controlled or occupied by the applicant that would benefit by the proposed amendment.
 - e. An explanation of the extent to which other properties in the City that are subject to the regulations proposed to be amended would be affected by the proposed amendment.
 - f. Application fee in the amount of fifty dollars (\$300.00).
- D. *Public Hearing Before Commission.* The Commission shall hold a public hearing on all proposed amendments in zoning district classifications or the text of this Chapter. Notice of public hearing shall be provided in accordance with the requirements of Section 400.360. The applicant or his/her agent shall present evidence to the Commission in regard to the applicant's request for the amendment.
- E. *Commission Recommendations.* Within thirty (30) days after the public hearing, except when the applicant requests the amendment be tabled, the Commission shall make one (1) of the following recommendations in connection with the proposed amendment in zoning district classification or the text of this Chapter:
- 1. Recommend against the proposed subdivision;
 - 2. Recommend a subdivision;
 - 3. Recommend a subdivision together with recommendations that, in the judgment of the Commission, will protect adjacent or other affected property and ensure that the proposed amendment is consistent with the intent of this Chapter and the Willard Comprehensive Plan.
- F. *Report Of Commission Action Taken.* The Commission shall make written findings of fact on the proposed amendment and shall submit same together with its recommendations to the Board of Aldermen. The Commission shall not, however, forward its recommendations to the Board of Aldermen when at the meeting before the Commission the applicant or his/her agent did not appear and present evidence in regard to the applicant's request for the amendment.
- G. *Public Hearing Before Board Of Aldermen.* A public hearing shall be held before the Board of Aldermen before adopting any proposed amendment, change, supplement or repeal to this Chapter. Notice of public hearing shall be made in accordance with the requirements of Section 400.360.
- H. *Evidentiary Matters Before Board Of Aldermen.*

1. No person shall present testimony to the Board of Aldermen which is substantially different from that presented to the Commission at its hearing on the matter and no exhibit will be accepted by the Board of Aldermen that has not been presented to the Commission at its hearing on the matter. However, this Subsection is not intended to prevent the introduction of new testimony, new exhibits or other new evidence when there is a clear showing, as determined by a majority of the Board of Aldermen, that the introduction of such evidence before the Commission was not in good faith, reasonably possible.
2. Should a person present testimony that is substantially or materially different from that presented to the Commission at its hearing on the matter or should an exhibit be offered that has not been presented to the Commission at its hearing on the matter, subject to the exception contained in Subsection (H)(1), any person on the opposing side of the matter before the Board of Aldermen may claim prejudice from such presentation or offering and the Board of Aldermen shall upon such a claim have sole discretion to determine whether the person claiming prejudice has in fact been prejudiced from such presentation or offering. Upon a determination that a prejudice exists, the Board of Aldermen shall refer the matter back to the Commission for a new notice and public hearing.

I. Actions Of Board Of Aldermen.

1. When the Commission has recommended a subdivision of parcels or the text of this Chapter together with recommendations for additional requirements pursuant to Subsection (E)(3), the Board of Aldermen shall have the discretion to accept, reject or make other or additional requirements. Any such requirements shall become a part of the ordinance changing the zoning classification of such property or the text of this Chapter. Such requirements regarding a change in zoning district classification shall be considered as an amendment to this Chapter insofar as it is applicable to such property. Such requirements shall be considered as conditions precedent to the granting of a certificate of occupancy and there shall be compliance with such requirements before a certificate of occupancy will be issued by the City Clerk for the use or occupancy of the building, land or structure on such property.
2. The Board of Aldermen shall not consider any zoning classification for a property in cases which involve a change from an existing zoning classification to another other than the zoning classification requested in the amendment application or the zoning classification expressly stated as considered by the motion of the Commission in its written report to the Board of Aldermen. If the applicant files a written request with the City Clerk prior to the final action of the Board of Aldermen stating that the applicant will pay the fees set forth for a zoning amendment application, then the Board of Aldermen may consider such different zoning classification only after referring the written request to the Commission for new public hearing and after receipt of the Commission's written report and decision and after new notice and public hearing before the Board of Aldermen.

- J. *Limitations On subdivision Applications.* No application for subdivision of any tract, lot or parcel of land shall be allowed prior to the expiration of six (6) months from the time the Board of Aldermen shall have finally acted on any application for subdivision of all or any part of the same lot, tract or parcel, unless the application previously acted upon was initiated by the Commission or the Board of Aldermen or unless the applicant can demonstrate substantial change in condition that should warrant consideration of a new application.

STAFF RECOMMENDATION:

The proposed subdivision request is compatible with the existing parcels. The surrounding area has zoning districts of C-2. This development will be a C-2 commercial which is compatible with the proposed zoning

Staff recommends approval of the subdivision request.

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Subdivision Application

Staff Report Exhibit 2- Published Notice 15 days prior to hearing, Posting Notice in 3 places on property 10 days prior to hearing, 1st class mailing of owners within 185 feet.

Staff Report Exhibit 3- Community Plan Preferred Land Use

Staff Report Exhibit 4- Vicinity Maps

Staff Report Exhibit 5- Subdivision Exhibit

McDonald's (Hughes Road Subdivision)

Application Summary

Submitted:

04/06/2026

☐ Approval NOT REVIEWED

Review Status

☐ Reviewing
 ☒ Approved
 ☒ Denied

Notes for the Applicant

Sent to the applicant when a final review is made.

Save Review

Plan Reviews



+ Start a plan review

Permit Overview

Permit Type

Subdivision

Status

✓ Active

Contact Email

canderson-sanders@cecinc.com

Permit/License #

z 2026-007

Reference #

d26cad20-31e7-11f1-bc04-e59e405e566c

PIN

346872919

1:17 pm (21 hours ago) → canderson-sanders@cecinc.com

You have a new message from City of Willard, MO

[View all email logs](#)

Inspections

Fee Classification

General

Term & Fees Overview

06/16/2026 - 06/15/2027

View/Edit

Application Status

⌚ Under Review

Fees

Major Subdivision Application	\$75.00
Major Subdivision Issuance	\$25.00
Preliminary Plat - Commercial	\$605.00
Final Plat - Commercial	\$705.00
Subtotal	\$1,410.00
Amount Paid	\$1,410.00
Total Due	\$0.00

[Full payment history](#)

EXHIBIT 2**PUBLIC HEARING
NOTICES****PUBLIC NOTICE**

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on **Tuesday July 7, 2026**, and the City of Willard Alders will meet on **Monday July 13, 2026, at 6:00 p.m.** to consider the approval of a Major Subdivision for a parcel of property located inside the City of Willard. This parcel is located at 516 E New Melville St, further identified by Greene County Assessor as Parcel #0725302073. The Commissions will take public comments at these meetings. If you are unable to attend these meetings, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the proposed zone change to Michael Ruesch, Director of Planning and Development at:

**City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5310
planning@cityofwillard.org**

If you have special needs, which require accommodation, please notify City personnel at City Hall. Accommodations will be made for your needs. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at the information above.

Published in The Daily Events
6/16, 2026 (Tu)

EXHIBIT 3

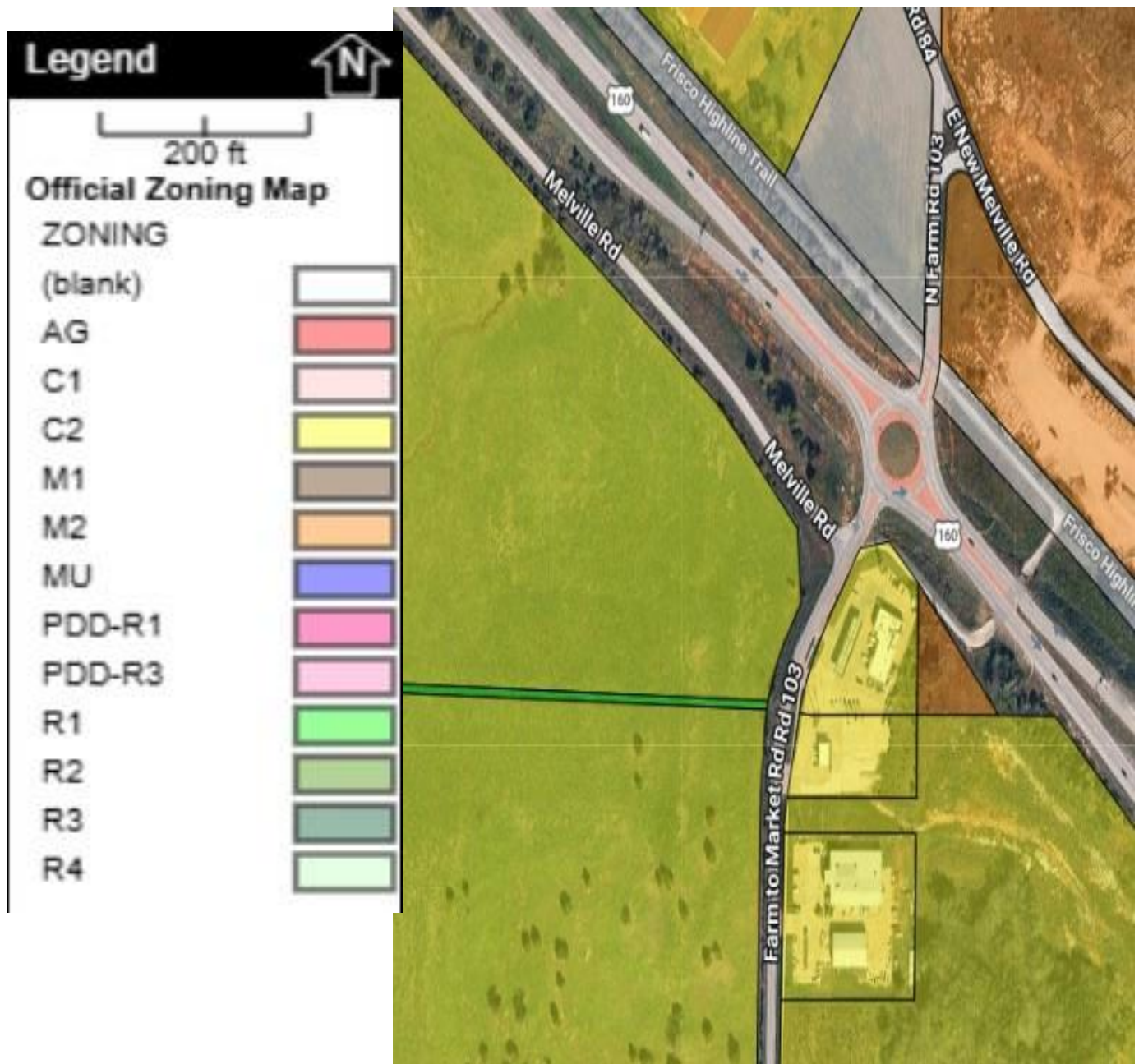
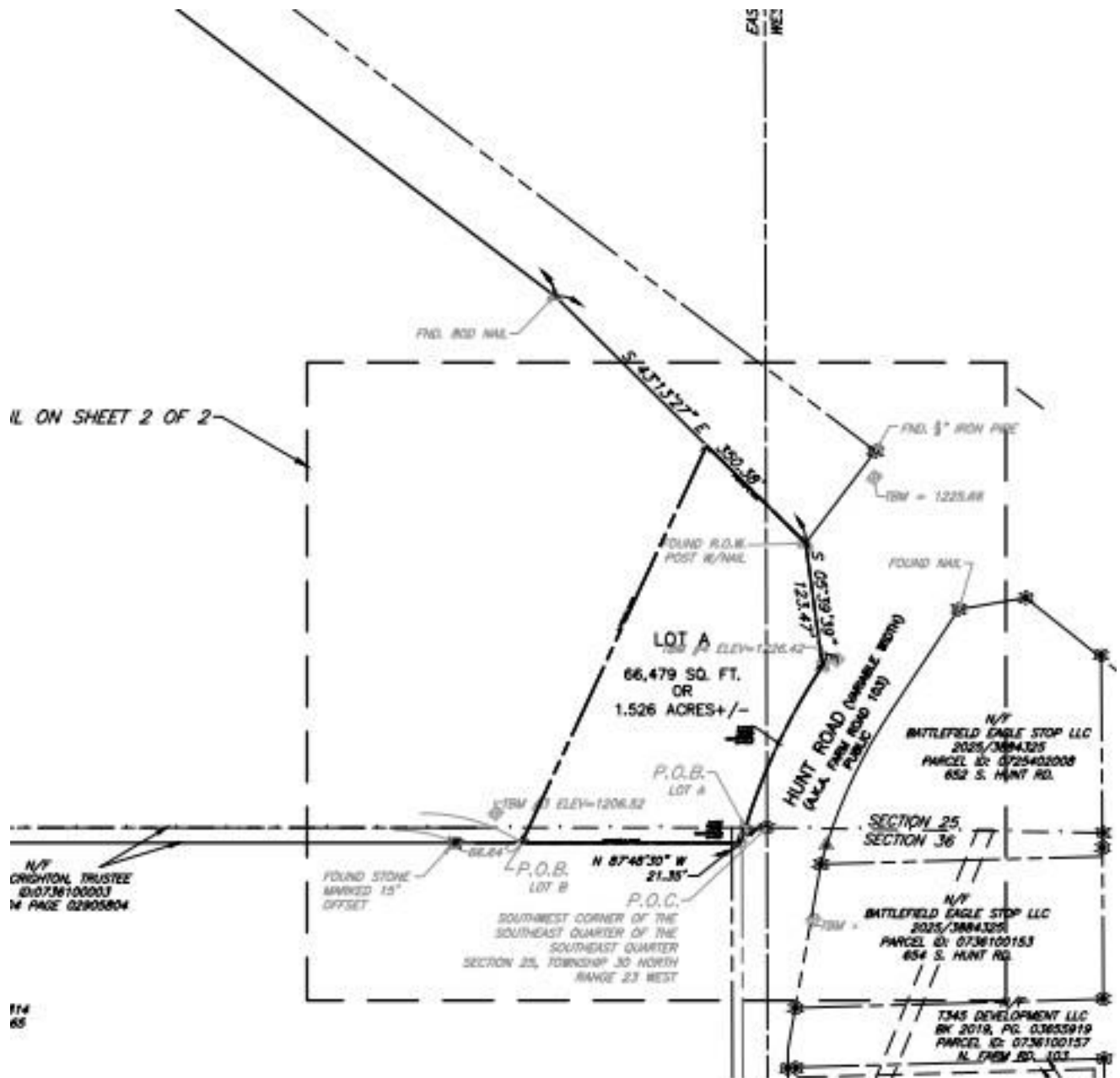


EXHIBIT 4





SURVEYOR'S CERTIFICATION:

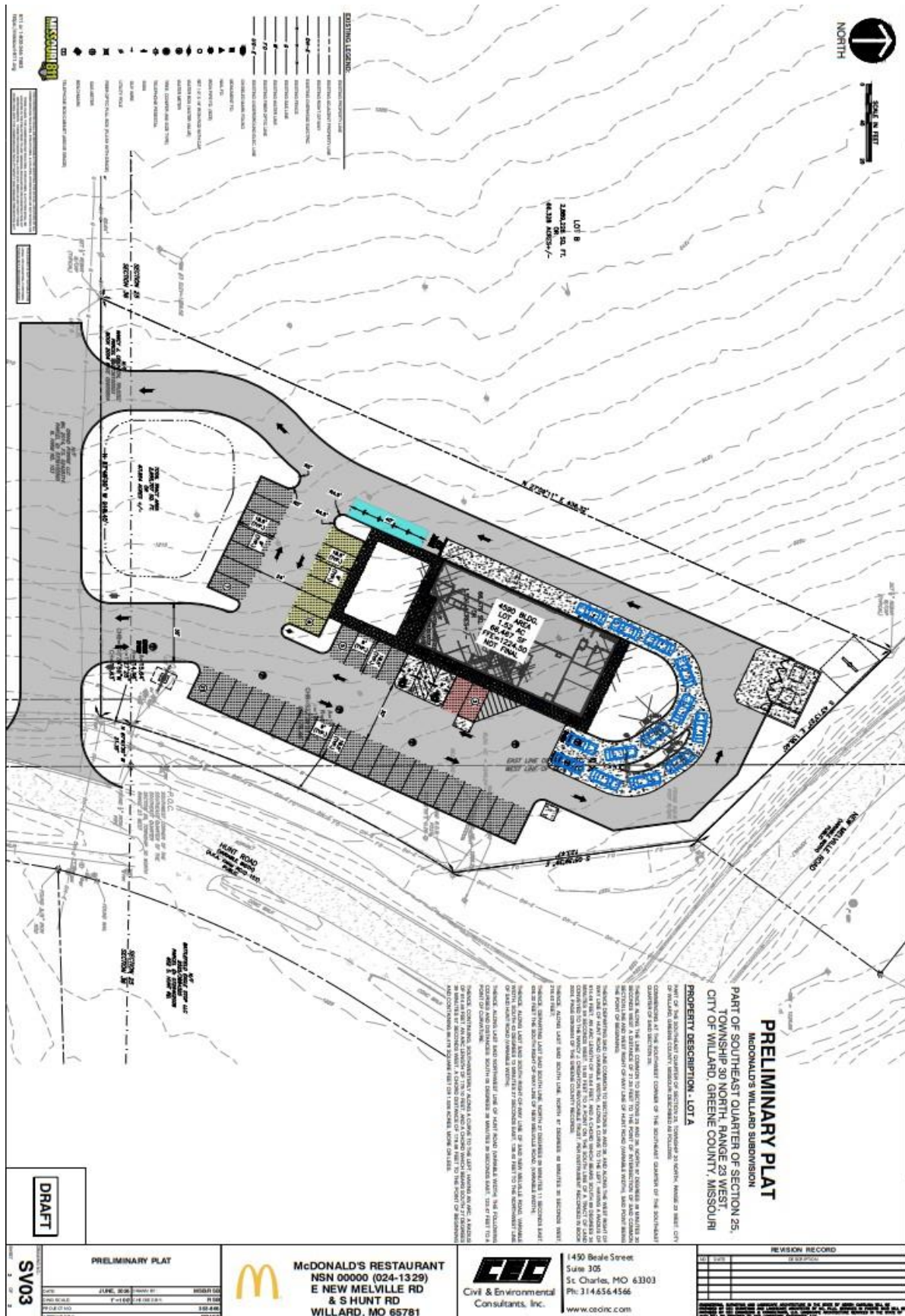


EXHIBIT 5 SEE APPLICATION PRESENTATION

Item # 5C.



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: CITY OF WILLARD

SUBJECT:

**SANITARY SEWER UPDATE (STEVE BODENHAMER)
(7MIN)**

CITY OF WILLARD
INTERNAL MEMORANDUM

DATE: July 13, 2026

TO: Mayor Smith and BOA

FROM: S. D. Bodenhamer

RE: Sanitary Sewer Project Status

COMMUNITY FUNDING PARTNERSHIP (94 Lift Station and Force Main)

Status of components:

- Construction
 - Young's General Contracting has installed approximately 12,000 feet of 18-inch HDPE pipe along Old Willard Road.
 - Young's General Contracting is diligently working on excavation clean-up along Old Willard Road.
 - Young's General Contracting has two crews working.
- Finance
 - We have submitted Partial Payment Request # 8 to the EPA in the amount of \$159,156.38.
 - We have submitted Partial Payment Request # 9 to the EPA in the amount of \$257,026.02

MEADOWS CONNECTION TO CITY OF SPRINGFIELD

Status of components:

- Construction
 - JD Wallace Contracting has installed all 15-inch and 8-inch PVC gravity main and line testing is complete.
 - JD Wallace Contracting has experienced a delay installing the flow meter at the Springfield Airport Lift Station due the provision of an incorrect signal cable. The correct cable is expected to arrive next week.
 - JD Wallace Contracting has made substantial completion of clean-up and site restoration.
 - Change Order No. 2 to JD Wallace has been issued in the amount of \$66,176.31. This involves stub of 15-inch line across FR 103 to the Flynn Property for future development, additional electrical rack at Springfield Air Port Lift Station, replacement of stormwater culvert at FR106 and FR103, and addition of 10-inch gate valve controlling flow to the lagoons.



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: CITY OF WILLARD

SUBJECT:

**ORDINANCE OF THE BOARD OF ALDERMEN
APPROVING THE PLAT AMENDMENT OF THE
BRAYFIELD ESTATES PROPERTY LOCATED AT 504 &
506 HIGHWAY AB IN WILLARD, MISSOURI
COMBINING FOUR LOTS INTO ONE.**

RESOLUTION NO. PZ 2026-01**RESOLUTION OF THE CITY OF WILLARD, MISSOURI APPROVING PLAT AMMENDMENT FOR BRAYFIELD ESTATES LOCATED AT 504 & 506 HWY AB IN WILLARD, MISSOURI**

WHEREAS, an Application has been submitted by Carlson Consulting for Kenneth E Hamilton, Owner for approval of a subdivision of his property located at 504 & 506 Hwy AB, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, The owner would like to remodel the apartments and add an office. And,

WHEREAS, 504 and 506 S AB are defined as a nonconforming use due to density of units and buildings that have been built across property lines. Nonconforming properties are not allowed to expand said uses. and,

WHEREAS, the ordinance approving the plat amendment will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a change of a plat and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7, 2026, at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

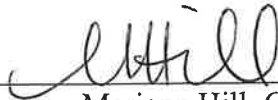
WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONNING COMMITMENT OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

- Section 1: The Planning and Zoning Commission recommended approval for the tract of land, situated in 504 & 506 Hwy AB, Willard, Greene County, Missouri to be amended as provided by the maps in Exhibit B.
- Section 2: This Resolution will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.
- Section 3: The Planning and Zoning Commission exercised its legislative authority to decide the request to amend the property. The Commission evaluated the application to subdivide, reviewed the evidence presented by proponents, objectors, and staff, and

determined that the approval of the subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 7th day of July 2026.



Mariann Hill, Chairperson

ATTEST:



Valorie Simpson, Secretary

RESOLUTION NO. _____**ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE PLAT AMENDMENT OF THE BRAYFIELD ESTATES PROPERTY LOCATED AT 504 AND 506 HIGHWAY AB IN WILLARD, MISSOURI COMBINING FOUR LOTS INTO ONE.**

WHEREAS, an application has been submitted by Carlson Consulting for Kenneth E. Hamilton (owner) for approval of a plat amendment from four lots to one lot for property located at 504 and 506 AB Highway, Willard, Greene County, Missouri; and

WHEREAS, Exhibit A, is the proposed plat amendment for this subdivision; and

WHEREAS, the legal description is Subdivision Brayfield Estates, First Addition, lots 1&2, City of Willard, Greene County, Missouri; and

WHEREAS, the recommendation of approval by the Willard Planning and Zoning Commission of this amendment was on the same agenda for the Board of Aldermen and part of the recommended approval from the commission; and

WHEREAS, the ordinance approving the amendment to the plat will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a plat amendment and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7, 2026, at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Aldermen on July 13, 2026, at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission recommended approval for the plat amendment, situated Willard, Greene County, Missouri to be amended as provided by Exhibit A.

- Section 2: The recommended approval of the amendment of the plat by the Planning and Zoning Commission was conditioned upon the approval and recording of the final subdivision plat legally described in Exhibit A.
- Section 3: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.
- Section 4: The Planning and Zoning Commission exercised its legislative authority to decide the request to replat the property. The Commission evaluated the application to replat, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the amendment request is for the public benefit and is in compliance with the Master Plan. The approval of the amendment is also based on a desire to protect adjacent property and ensure consistency with the Willard Willard City Code. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission. The amendment provides compliance of the lots with the zoning districts.
- Section 5: The Board of Aldermen exercised its legislative authority to decide the request to amend the plat for the property considering the findings of fact from the Planning and Zoning Commission, the evidence presented, and the public hearings. The Board of Aldermen evaluated the application to amend the plat, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the amendment request is for the public benefit and is in compliance with the City Code. The approval of the plat amendment is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan.
- Section 6: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and signature of the Mayor and attested to by the City Clerk, except if a final plat is not filed in 360 days.

Read, this first time on this _____ day of July, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this _____ day of July, 2026

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: CITY OF WILLARD

SUBJECT:

**ORDINANCE OF THE BOARD OF ALDERMEN
APPROVING THE REZONE OF THE PROPERTY
LOCATED AT 504 & 506 HIGHWAY AB IN WILLARD,
MISSOURI FROM MULTI-FAMILY RESIDENCE
DISTRICT (R-3) TO MIXED USE DISTRICT (MU).**

RESOLUTION NO. 2026-02**RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO REZONE THE PROPERTY LOCATED AT 504 & 506 HWY AB IN WILLARD MISSOURI.**

WHEREAS, an Application has been submitted by Carlson Consulting for Kenneth E Hamilton, Owner for approval of a rezone from R-3 to MU for property located at 504 & 506 Hwy AB, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, The owner would like to remodel the apartments and add an office. And,

WHEREAS, 504 and 506 S State Highway AB is defined as a nonconforming use due to density of units and buildings that have been built across property lines. Nonconforming properties are not allowed to expand said uses. and,

WHEREAS, rezoning is needed to correct the allowable density of the above parcel, and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly; and

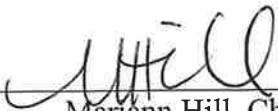
WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission hereby recommends approval for the tract of land, situated at 504 & 506 HWY AB, Willard, Greene County, Missouri to be zoned AR, as provided by the maps in Exhibit B.

Section 2: The Planning and Zoning Commission is exercising its legislative authority to decide a request to rezone a property. The approval of said rezone would help bring the property into zoning compliance. The Commission has evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and has determined that the approval of the rezone request is for the public benefit and is in compliance with the Master Plan. The approval of the rezone is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 7th day of July 2026.



Mariann Hill, Chairperson

ATTEST:


Valorie Simpson, Secretary

RESOLUTION NO. _____**ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE REZONE OF THE PROPERTY LOCATED AT 504 AND 506 HIGHWAY AB IN WILLARD, MISSOURI FROM MULTI-FAMILY RESIDENCE DISTRICT (R-3) TO MIXED USE DISTRICT (MU)**

WHEREAS, an application has been submitted by Carlson Consulting for Kenneth E. Hamilton (owner) for approval of a rezone from multi-family residence district (R-3) to mixed use district (MU) for property located at 504 and 506 AB Highway, Willard, Greene County, Missouri; and

WHEREAS, Exhibit A, is the recently approved amended plat for this subdivision; and

WHEREAS, the legal description is Subdivision Brayfield Estates, First Addition, lots 1&2, City of Willard, Greene County, Missouri; and

WHEREAS, the recommendation of approval by the Willard Planning and Zoning Commission of this rezone was on the same agenda for the Board of Aldermen and part of the recommended approval from the commission; and

WHEREAS, the ordinance approving the rezone will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a zoning change and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7, 2026, at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Aldermen on July 13, 2026 at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission recommended approval for the tract of land, situated Willard, Greene County, Missouri to be zoned Mixed Use District (MU) as provided by the maps in Exhibit A.

- Section 2: The recommended approval of the rezone by the Planning and Zoning Commission was conditioned upon the approval and recording of the final subdivision plat legally described in Exhibit A.
- Section 3: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.
- Section 4: The Planning and Zoning Commission exercised its legislative authority to decide the request to rezone the property. The Commission evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the rezone request is for the public benefit and is in compliance with the Master Plan. The approval of the rezone is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.
- Section 5: The Board of Aldermen exercised its legislative authority to decide the request to rezone the property considering the findings of fact from the Planning and Zoning Commission, the evidence presented, and the public hearings. The Board of Aldermen evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the rezone request is for the public benefit and is in compliance with the Master Plan. The approval of the rezone is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan.
- Section 6: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and signature of the Mayor and attested to by the City Clerk, except if a final plat is not filed in 360 days.

Read, this first time on this _____ day of July, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this _____ day of July, 2026

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: CITY OF WILLARD

SUBJECT:

**ORDINANCE OF THE BOARD OF ALDERMEN
APPROVING THE CREATION OF THE NEW
SUBDIVISION, MCDONALD'S WILLARD SUBDIVISION
AND THE PRELIMINARY APPROVAL OF THE PLAT
FOR THE AREA LOCATED AT 516 EAST NEW
MELVILLE ROAD IN WILLARD, MISSOURI**

RESOLUTION NO. 2026-03**RESOLUTION OF THE CITY OF WILLARD, MISSOURI APPROVING A SUBDIVISION FOR THE PROPERTY LOCATED AT 516 EAST NEW MELVILLE ROAD IN WILLARD, MISSOURI**

WHEREAS, an Application has been submitted by CEC INC for the McDonalds Corporation for approval of a subdivision of the property located at 516 East New Melville Road Willard, Missouri and legally described in Exhibit A; and

WHEREAS, Exhibit A, is the proposed legal description and

WHEREAS, the recommendation of approval by the Willard Planning and Zoning Commission of this subdivision is conditioned upon the approval and recording of a final subdivision plat legally described in Exhibit A; and

WHEREAS, the resolution approving the subdivision will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a zoning change and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7th, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

- Section 1: The Planning and Zoning Commission recommends approval for the tract of land, situated at 516 East New Melville Road Willard, Greene County, Missouri to be subdivided as provided by the maps in Exhibit B.
- Section 2: The recommended approval of the subdivision by the Planning and Zoning Commission was conditioned upon the approval and recording of the final subdivision plat legally described in Exhibit A.
- Section 3: This Resolution will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.

Section 4: The Planning and Zoning Commission exercised its legislative authority to decide the request to subdivide the property. The Commission evaluated the application to subdivide, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 7th day of July 2026.



Mariann Hill, Chairperson

ATTEST:



Valorie Simpson, Secretary

RESOLUTION NO. _____

ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE CREATION OF THE NEW SUBDIVISION, MCDONALD'S WILLARD SUBDIVISION AND THE PRELIMINARY APPROVAL OF THE PLAT FOR THE AREA LOCATED AT 516 EAST NEW MELVILLE ROAD IN WILLARD, MISSOURI.

WHEREAS, an application has been submitted by CEC Inc. for The McDonald's Corporation (owner) for approval of a subdivision of the property located at 516 Melville Road, Willard, Greene County, Missouri; and

WHEREAS, Exhibit A, is the proposed map for this subdivision; and

WHEREAS, the recommendation by the Willard Planning and Zoning Commission of this new subdivision is for approval; and

WHEREAS, the ordinance approving the approval of the subdivision will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a subdivision and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on July 7, 2026, at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Aldermen on July 13, 2026, at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission recommended approval for the new subdivision and preliminary plat amendment, situated Willard, Greene County, Missouri to be amended as provided by Exhibit A.

Section 2: The recommended approval of the new subdivision and of the preliminary plat by the Planning and Zoning Commission was conditioned upon the approval and

recording of the final subdivision plat legally described in Exhibit A.

Section 3: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.

Section 4: The Planning and Zoning Commission exercised its legislative authority to decide the request to replat the property. The Commission evaluated the application to subdivide and plat the property, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Willard City Code. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

Section 5: The Board of Aldermen exercised its legislative authority to decide the request to approve the new subdivision and the preliminary plat for the property considering the findings of fact from the Planning and Zoning Commission, the evidence presented, and the public hearings. The Board of Aldermen evaluated the application to create the new subdivision and the plat, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the amendment request is for the public benefit and is in compliance with the City Code. The approval of the new subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan.

Section 6: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and signature of the Mayor and attested to by the City Clerk, except if a final plat is not filed in 360 days.

Read, this first time on this _____ day of July, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this _____ day of July, 2026

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: CITY OF WILLARD

SUBJECT:

**AN ORDINANCE OF THE CITY OF WILLARD,
MISSOURI, GRANTING A FRANCHISE TO OPERATE A
NATURAL GAS DISTRIBUTION SYSTEM WITHIN THE
CITY TO SPIRE MISSOURI INC.**

BILL NO:26-30**ORDINANCE NO:260713**

AN ORDINANCE OF THE CITY OF WILLARD, MISSOURI, GRANTING A FRANCHISE TO OPERATE A NATURAL GAS DISTRIBUTION SYSTEM WITHIN THE CITY TO SPIRE MISSOURI INC.

WHEREAS, Section 71.530 RSMo. authorizes cities in Missouri to contract with a corporation for the purpose of supplying gas; and

WHEREAS, Spire Missouri Inc. (“Spire”) has requested that the City renew the franchise previously granted to Spire for an additional twenty (20) year term; and

WHEREAS, the Board of Aldermen desires to approve the renewal of its municipal franchise with Spire pursuant to the terms and conditions provided in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, as follows, that:

SECTION 1 – The right, permission and authority for a period of twenty (20) years is hereby granted to Spire Missouri Inc., a corporation of the State of Missouri (hereinafter referred to as “Spire”) to construct, reconstruct, excavate for, place, replace, extend and maintain all necessary or appropriate mains, service pipes, conduits, conductors, vaults, vaporizers, regulators, meters, sensors, routers, poles, antennae, and any and all other equipment, appurtenances and fixtures as may be reasonably necessary or desirable in the operation of a natural gas distribution system, in, along, across, over and under the streets, roads, alleys, sidewalks, squares, bridges within the corporate limits of the City of Willard (hereinafter referred to as the “City”) as now fixed and within any future extensions of its limits as hereafter extended, and areas dedicated to the City for public utility use, for the purpose of transmitting, furnishing, transporting and distributing natural gas for light, heat, power and other purposes within the City; all such equipment, appliances and apparatus to be installed and maintained with due regard to the rightful use by other persons with vehicles or otherwise, of the streets, roads, alleys, sidewalks, squares, bridges and other public places and areas dedicated to the City for public utility use; and exercise of the rights, permission and authority hereby granted shall at all times be subject to lawful regulation by the City in the exercise of its police powers. For the purposes of this Ordinance, unless the context clearly indicates otherwise, the term “right-of-way” or “rights-of-way” shall include streets, roads, alleys, sidewalks, squares, bridges and areas dedicated to the City for public use.

SECTION 2 – Extensions of, and additions to, the distribution system maintained by Spire in the City, shall be made in accordance with the rules and regulations governing such extensions and additions by Spire now on file with the Missouri Public Service Commission or in accordance with such amended rules and regulations governing such extensions and additions by Spire as may hereafter become effective in the manner provided by law. The financial responsibility for relocations of Spire’s facilities within the City’s rights-of-way shall be determined by State law as shall be specified by statute or common law at the time of the relocation, and nothing herein shall be construed to confer upon Spire or the City any rights inconsistent therewith. The City will not

vacate any public right-of-way containing any Spire facilities without first advising Spire of its intention to vacate the right-of-way and cooperating with Spire in reasonable attempts to obtain the necessary property rights to maintain and construct in the future its facilities in the right-of-way proposed to be vacated. The City shall also provide Spire with a reasonable opportunity to make arrangements to relocate its facilities before completing any such vacation.

SECTION 3 – Spire shall indemnify and hold the City harmless from all liability, judgments, decrees, costs, expenses and attorneys’ fees incurred or imposed on account of injury or damage to persons or property to the extent caused by the negligent acts or omissions or mismanagement of Spire or its subcontractors in the construction, reconstruction, excavation, extension, restoration, or maintenance of the mains, service pipes, conduits, conductors or other equipment in, along, across, over or under any of the streets, roads, alleys, sidewalks, squares, bridges or other public places in the City in the exercise of any of the rights and privileges conferred by this Ordinance.

SECTION 4 – The rights, privileges and authority granted herein shall inure to and be vested in Spire, its successors and assigns, successively, subject to all of the terms, provisions and conditions herein contained, and each of the obligations hereby imposed upon Spire shall devolve and be binding upon its successors and assigns, successively, in the same manner.

SECTION 5 – As consideration for the rights and privileges conferred by this Ordinance, Spire shall pay to the City the gross receipts taxes, if any, lawfully provided for by applicable ordinances, as the same may be amended from time to time. In addition, Spire shall pay any applicable right-of-way management costs imposed by the City, subject to the provisions of Section 67.1840 RSMo. or its successor.

SECTION 6 – Spire shall, within thirty (30) days after the passage and approval of this Ordinance, file a memorandum detailing Spire’s acceptance thereof with the City Clerk. Upon receipt by the City Clerk of such memorandum, the franchise granted herein shall continue and remain in full force and effect as a renewal of the preceding franchise for a period of twenty (20) years.

SECTION 7 – Neither acceptance of, nor compliance with, the provisions of this Ordinance shall in anywise impair or affect, or constitute or be construed as a relinquishment or waiver of any right, permission or authority which Spire may have independently of this Ordinance; nor shall any use by Spire of public property or places in the City, as authorized by this Ordinance or service rendered by Spire, in the City, be treated as use solely of the rights, permission and authority provided for by this Ordinance or as service referable solely to this Ordinance or to any obligation of service consequent upon acceptance thereof or as in anywise indicating non-use of, non-compliance with, any obligation incident to, any right, permission or authority vested in Spire independently of this Ordinance; and the acceptance provided for in Section 6 of this Ordinance, and each and every compliance with the provisions of this Ordinance or with any obligation arising from acceptance thereof, shall be subject to, and conditioned by, the provisions of this Section 7, with the same force and effect as though each of the provisions of this Section were expressly incorporated in such acceptance and expressly declared by the acceptor, its successors or assigns, at and prior to the time of such compliance by it, as conditions of such compliance.

SECTION 8 – During the term of this franchise, the City shall not prohibit the connection of, or service to new natural gas customers within its boundaries, nor take any action to require the discontinuance of natural gas service, other than as may be set forth in the rules and regulations of the Missouri Public Service Commission.

SECTION 9 – This Ordinance shall not relieve Spire of the obligation to comply with any lawful ordinance now existing in the City or enacted in the future requiring Spire to obtain written permits or other approval from the City prior to commencement of construction of facilities within the City rights-of-way, except Spire shall not be required to obtain permits or other approval from the City for the maintenance and repair of its facilities.

SECTION 10 – If any provision of this Ordinance, or the application of such provision to particular circumstances, shall be held invalid, the remainder of this Ordinance, or the application of such provision to circumstances other than those as to which it is held invalid, shall not be affected thereby.

Read, this first time on this ____ day of _____, 2026.

Read, this second time, PASSED by the Board of Aldermen of the City of Willard, Missouri this ____ day of _____, 2026.

Mayor, City of Willard

ATTEST:

City Clerk



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: CITY OF WILLARD

SUBJECT:

**AN ORDINANCE OF THE CITY OF WILLARD,
MISSOURI, REGULATING THE PLACEMENT OF
TEMPORARY SIGNS WITHIN PUBLIC RIGHTS-OF-WAY
AND AUTHORIZING THEIR REMOVAL.**

BILL NO: 26-31
ORDINANCE NO:260713A

**AN ORDINANCE OF THE CITY OF WILLARD, MISSOURI, REGULATING THE
PLACEMENT OF TEMPORARY SIGNS WITHIN PUBLIC RIGHTS-OF-WAY AND
AUTHORIZING THEIR REMOVAL.**

WHEREAS, the City of Willard is responsible for maintaining public rights-of-way for the benefit of the public; and

WHEREAS, temporary signs placed within public rights-of-way interfere with mowing, maintenance activities, and the safe and efficient operation of City equipment; and

WHEREAS, the Board of Aldermen finds that regulating the placement of temporary signs within public rights-of-way serves legitimate governmental interests including public safety, preservation of public property, and efficient maintenance of City infrastructure;

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE
CITY OF WILLARD, MISSOURI, AS FOLLOWS:**

Section 1. Purpose.

The purpose of this ordinance is to protect public rights-of-way, facilitate routine maintenance, promote public safety, and preserve the efficient use of City resources through content-neutral regulation of temporary signs located within areas maintained by the City.

Section 2. Definitions.

For purposes of this section:

Public Right-of-Way means any street, highway, alley, sidewalk, easement, utility corridor, drainage area, parkway, median, or other property owned, dedicated, maintained, or otherwise under the jurisdiction of the City for transportation or public infrastructure purposes.

Temporary Sign means any sign, banner, placard, stake sign, portable sign, or similar display intended for temporary placement, regardless of message or purpose, including but not limited to political signs, campaign signs, real estate signs, garage or yard sale signs, business advertising, directional signs, event signs, or promotional displays.

Section 3. Prohibited Placement.

No person shall erect, place, install, or maintain any temporary sign within any public right-of-way owned, maintained, or under the jurisdiction of the City.

Section 4. Removal.

A. The City is authorized to remove any temporary sign located within a public right-of-way without prior notice.

B. Removal may occur whenever City personnel determine removal is necessary to facilitate mowing, maintenance, construction, utility work, or other municipal operations, or to protect public safety.

C. The City assumes no responsibility for damage to or loss of any sign removed pursuant to this ordinance.

Section 5. Storage and Disposal.

It is the intent of this ordinance that removed signs shall be disposed of upon removal.

Section 6. No Duty to Preserve.

Nothing in this ordinance shall require the City to preserve, protect, reinstall, relocate, or provide notice regarding any temporary sign placed within a public right-of-way.

Section 7. Content Neutrality.

This ordinance applies equally to all temporary signs regardless of the viewpoint expressed, subject matter, political affiliation, commercial purpose, or other message displayed.

Section 8. Other Remedies.

The remedies provided herein are cumulative and do not limit any other authority available to the City under state law or the City Code.

Section 9. Severability.

If any section, subsection, sentence, clause, or phrase of this ordinance is held invalid, such decision shall not affect the remaining portions of this ordinance.

Section 10. Effective Date.

This ordinance shall become effective upon passage and approval as provided by law.

Mayor, City of Willard

Attest:

City Clerk