



CITY OF WILLARD

BOARD OF ALDERS REGULAR MEETING

May 11, 2026 at 6:00 PM

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

AGENDA

Update Posted on May 8, 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 REGULAR MEETING MINUTES 04/27/2026

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
5. DISCUSSION
 - 5A. PRESERVATION HISTORIC MISSOURI MAIN STREET CONNECTIONS (ANGELA MILLER) (15MIN)**
6. PROJECT MANAGER REPORT
 - 6A. SANITARY SEWER UPDATE (STEVE BODENHAMER) (7MIN)**
7. PUBLIC HEARING FOR
 - 7A. MINOR SUBDIVISION FOR 200 HUGHES ROAD**
 - 7B. REZONING FOR 200 HUGHES ROAD FROM AG TO AR**
 - 7C. REZONE OF 7875 W FARM ROAD 76**
8. RESOLUTIONS
9. ORDINANCES
 - 9A. ORDINANCE AUTHORIZING THE WAIVER OF SWIMMING POOL ENTRY FEES FOR FULL-TIME CITY EMPLOYEES AND THEIR IMMEDIATE FAMILY MEMBERS**

9B. ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING SUBDIVISION OF THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI

9C. ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM AG TO AR FOR THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI

9D. ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM AG TO R-1 FOR THE PROPERTY LOCATED AT 7875 WEST FARM ROAD 76 IN WILLARD, MISSOURI

10. CITY ADMINISTRATOR REMARKS

11. NEW BUSINESS

11A. PLANNING COMMISSION & BOA TRAINING—COMPREHENSIVE PLAN

12. UNFINISHED BUSINESS

13. RECESS OPEN SESSION

14. OPEN CLOSED SESSION PURSUANT TO RSMO SECTION 610.021 (1) LEGAL (2) REAL ESTATE

15. CALL THE MEETING TO ORDER

16. ROLL CALL

17. CLOSE THE CLOSED SESSION AND RECONVENE THE OPEN SESSION

18. 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 REGULAR MEETING

April 27, 2026 at 6:00 PM

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

Staff Present: City Administrator Wesley Young, City Attorney Holly Dodge, City Clerk Courtney Myers, Chief Financial Officer Genia Mount, Planning and Zoning Director Mike Ruesch, Public Works Trevor Hoffman, Project Manager Steve Bodenhamer, and Police Officer JD Landon

Citizens Present: Steve Cobb, Ann Eimer, Howard Donzig, Shawn Baker, Mike McCrosky, Alyee Crosby, Elizabeth Riebold, Jennifer Fickbohm, Darin Stribcing, C.Trapa.

PLEDGE OF ALLEGIANCE

Mayor Smith led the Pledge of Allegiance.

CALL THE MEETING TO ORDER

Mayor Smith called the meeting to order at 6:00 pm and asked the City Clerk to conduct the roll call.

ROLL CALL

City Clerk Courtney Myers conducted the roll call.

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

Courtney Myers confirmed that a quorum was present.

2. AGENDA AMENDMENTS/APPROVAL OF AGENDA

Mayor Smith asked for a motion to approve the agenda, Motion 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.

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.”

- A. BOARD OF ALDERS REGULAR MEETING MINUTES 4/13/2026
- B. PREVIOUS MONTH PLUS CURRENT MONTH'S OUTSTANDING INVOICES, CHECKS AND DRAFT PAID INVOICES
- C. PREVIOUS MONTH FINANCIAL SUMMARIES AND STATEMENTS
- D. PREVIOUS MONTH'S CHECK REGISTER
- E. PREVIOUS MONTH'S UTILITIES ADJUSTMENT REPORT

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

4. CITIZEN INPUT

None

5. PUBLIC HEARING FOR**A. ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM R-1 TO MU FOR THE PROPERTY LOCATED AT 404 BEAM STREET IN WILLARD, MISSOURI**

Planning and zoning Mike Ruesch, property at 404 Beam 1.27 acres R1 to MU. April 1st application filed 21st public hearing. Mike Ruesch read an email from Citizen Judith Mcgarthy strongly opposing the zone change from R1 to MU this would change level of traffic, additionally cost of property would decline. Steve Cobb would like to see the BOA tabled this zoning change. Elizabeth Riebold traffic is already very high in this area, and it would increase, the improvements recently done have been damaged twice safety in the area is already unsafe. Mike McCrosky this street is hard to turn in and out of already, notices need to be larger did not see until today. Darin Stribcing this street is going to be a nightmare to get in and out of. Shawn Baker delivery trucks will have issues, and this is a dead end street, not safe for the kids.

6. PROJECT MANAGER REPORT**A. SANITARY MANAGER REPORT (7 MIN)**

Steve Bodenhamer reported on the Meadows and 94 lift station completed progress.

7. ANNOUNCEMENT OF ELECTION RESULTS**A. GENERAL MUNICIPAL ELECTION****A RESOLUTION CANVASSING AND/OR ACCEPTING APRIL 7, 2026, ELECTION RESULTS.**

Mayor Smith asked that the election results be read and asked for a motion. Motion was made by Alder Hill and seconded by Alder Keene to approve this resolution. Motion carried with a 5-0 vote. Voting Aye Alder Biellier, Hill, Keene, Lancaster and Mathison.

8. ADJOURN SINE DIE

Mayor Troy Smith Adjourn Sine Die 6:23 p.m.

9. OATHS OF OFFICE

Alder Casey Biellier took the Oath of office as Alderman of Ward 1

Alder Joyce Lancaster took the Oath of office as Alderman of Ward 2

10. CALL TO ORDER

Mayor Smith called the meeting to order at 6:24 p.m. and asked the City Clerk to conduct the roll call.

11. ROLL CALL

City Clerk Courtney Myers conducted the roll call.

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

Courtney Myers confirmed that a quorum was present.

12. NEW BUSINESS**A. NOMINATION OF MAYOR PRO TEMPORE**

Mayor Smith opened the floor for nominations. After a brief discussion, Alder Biellier was nominated and accepted the nomination. Mayor asked for a motion. Motion was made by Alder Mathison and seconded by Alder Hill to appoint Casey Biellier as Mayor Pro Tempore. Motion carried with a 5-0 vote, Voting Aye Alder Biellier, Hill, Keene, Lancaster and Mathison.

B. NOMINATION OF REPRESENTATIVE TO PLANNING AND ZONING COMMISSION

Mayor Smith opened the floor for nominations. After a short discussion, Alder Wilson was nominated Mayor asked for a motion. Motion was made by Alderman Biellier and seconded by Alderman Lancaster to appoint Alder Wilson as Representative to the Planning and Zoning Commission. Motion carried with a 5-0 vote, Voting Aye Aldermen Biellier, Hill, Keene Lancaster and Mathison.

C. NOMINATION OF REPRESENTATIVE TO ECONOMIC DEVELOPMENT TASK FORCE

Mayor Smith opened the floor for nominations. After some discussion, Alder Biellier was nominated and accepted the nomination. Mayor asked for a motion. Motion was made by Alderman Lancaster and seconded by Alderman Mathison to appoint Alder Biellier as Representative to the Economic Development Task Force. Motion carried with a 5-0 vote, Voting Aye Alders Biellier, Hill, Keene, Lancaster and Mathison.

D. NOMINATION OF REPRESENTATIVE TO PARKS AND RECREATIONAL

Mayor Smith opened the floor for nominations. After some discussion, Alder Mathison was nominated and accepted the nomination. Mayor asked for a motion. Motion was made by Alder Biellier and seconded by Alder Lancaster to appoint Alder Mathison as Representative to the Parks and Recreational. Motion carried with a 5-0 vote, Voting Aye Alders Biellier Hill, Keene, Lancaster and Mathison.

E. ECCHIC ALTERNATIVE HEALTH INSURANCE PLAN FOR THE CITY

Wes Young had Howard Danzig came to talk about Insurance options for the City employees. The board agreed Genia and Wes will continue to investigate the best options and move forward picking an insurance provider for the City.

13. RESOLUTIONS

A. A RESOLUTION TO CLARIFY AND CONFIRM MEMBERSHIP AND TERMS OF THE PARK AND RECREATIONAL ADVISORY BOARD

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

14. ORDINANCES

A. ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM R-1 TO MU FOR THE PROPERTY LOCATED AT 404 BEAM STREET IN WILLARD, MISSOURI (FIRST AND SECOND READ)

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 Lancaster. Motion to adopt Ordinance 26-15 Bill 260427 failed with a 3-2 vote Voting Aye: Alders Biellier, Hill, and Lancaster. Voting Nay: Alders Keene and Mathison. The Ordinance did not pass.

15. CITY ADMINISTRATOR REMARKS

City Administrator Wes Young asked the board how they felt about data centers; board does not see that a fit for Willard, Evaluation time again and introduced the new HR Coordinator.

16. UNFINISHED BUSINESS

Alder Biellier spoke on having a sales tax, public consumption and zoning ordinance on the books for future growth and being proactive having these in place for Marijuana sales.

17. RECESS OPEN SESSION

Alder Biellier motioned to recess Open Session and enter Closed Session. Motion was seconded by Alder Mathison. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene Lancaster and Mathison. Open session recessed at 7:03 p.m.

18. OPEN CLOSED SESSION PURSUANT TO RSMO SECTION 610.021 (1) LEGAL (2) REAL ESTATE

19. CALL THE MEETING TO ORDER 7:04 p.m.

20. ROLL CALL

21. CLOSE THE CLOSED SESSION AND RECONVENE THE OPEN SESSION

22. ADJOURN MEETING 8:01 p.m.

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

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	Y	N	Y	Y	Y	Y	Y	Y	Y
CASEY BIELLIER	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y (MPT)
JEREMY HILL	Y	Y	Y	N	Y	Y	N	Y	Y	Y
DAVID KEENE (MPT)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
JOYCE LANCASTER	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
RACHEL MATHISON	N	Y	Y	Y	Y	Y	Y	Y	Y	Y
CAROL WILSON	Y	Y	Y	Y	Y	N	Y	N	Y	N

NAME:		5/11/2026	5/25/2026	5/26/2026	6/13/2026	6/22/2026	7/13/2026	7/27/2026	8/10/2026	8/24/2026
MAYOR TROY SMITH			HOLIDAY							
CASEY BIELLIER (MPT)			HOLIDAY							
JEREMY HILL			HOLIDAY							
DAVID KEENE			HOLIDAY							
JOYCE LANCASTER			HOLIDAY							
RACHEL MATHISON			HOLIDAY							
CAROL WILSON			HOLIDAY							

NAME:		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									
JEREMY HILL									
DAVID KEENE (MPT)									
JOYCE LANCASTER									
RACHEL MATHISON									
CAROL WILSON									



City of Willard, MO

Expense Approval Report Item # 3C.

By Vendor Name

Post Dates 4/25/2026 - 5/8/2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: ACS100 - AMAZON CAPITAL SERVICES INC					
AMAZON CAPITAL SERVICES I	B311244	04/29/2026	RETURN/EXCHANGE - PKS	30-800-50500	-25.19
AMAZON CAPITAL SERVICES I	JDQ6	04/29/2026	QUAFWIA 2 PC ALUM CAMLOCK, SUB ELEC PUMPS - W	20-600-50130	413.76
AMAZON CAPITAL SERVICES I	FVVL	05/04/2026	MENS SHORT SLV SHIRTS, RAIN GEAR - P&D	10-400-92500	87.98
Vendor ACS100 - AMAZON CAPITAL SERVICES INC Total:					476.55
Vendor: AGA200 - AMERICAN GLASS & ALUMINUM INC					
AMERICAN GLASS & ALUMIN	EST 7475	04/29/2026	REPLACE GLASS IN COMM BLDG DOOR - PKS	30-800-50500	805.00
Vendor AGA200 - AMERICAN GLASS & ALUMINUM INC Total:					805.00
Vendor: BTB100 - B TODD BOLIN					
B TODD BOLIN	4-29-26	04/29/2026	REIMB- REPAIRS TRCK CAUSED BY RCK FROM MWR -	30-800-71000	1,252.58
Vendor BTB100 - B TODD BOLIN Total:					1,252.58
Vendor: CJW100 - CJW TRANSPORTATION CONSULTANTS LLC					
CJW TRANSPORTATION CONS	25076-4	05/07/2026	CONCEPTL DESGN FR 103 FROM 160 TO EE - P&D	10-400-56400	5,487.00
Vendor CJW100 - CJW TRANSPORTATION CONSULTANTS LLC Total:					5,487.00
Vendor: CCG100 - CLEAR CREEK GOLF CAR & VEHICLES LLC					
CLEAR CREEK GOLF CAR & VE	20770	04/29/2026	FFEST GOLF CART RENTALS - PKS	30-800-50450	575.00
Vendor CCG100 - CLEAR CREEK GOLF CAR & VEHICLES LLC Total:					575.00
Vendor: COMMGN - COMMERCE CREDIT CARD SERVICES					
COMMERCE CREDIT CARD SE	06310	04/29/2026	SAHRA C. GOEBEL MEMBERSHIP DUES - GEN	10-100-55800	435.00
COMMERCE CREDIT CARD SE	06313	05/01/2026	SAHRA MAY MEETING FEE C. GOEBEL - GEN	10-100-56960	35.00
COMMERCE CREDIT CARD SE	5-1-26	05/01/2026	AGA CERT GOV FIN MGR APP FEE G. MOUNT-GEN	10-100-56960	90.00
COMMERCE CREDIT CARD SE	85358	05/01/2026	AGA CERT GOV FIN MGR STDY GUIDES G. MOUNT-GEN	10-100-56960	393.05
COMMERCE CREDIT CARD SE	5-4-26 EBAY	05/04/2026	WELDER CIRCUIT BOARD CORE CHARGE - W/S	20-600-52000	-50.00
COMMERCE CREDIT CARD SE	5-4-26 EBAY	05/04/2026	WELDER CIRCUIT BOARD CORE CHARGE - W/S	20-700-52000	-50.00
COMMERCE CREDIT CARD SE	00826439-0003	05/05/2026	FILLOUT.COM SUBSC FILLABLE FORMS W/SIGN - W/S/LAW	10-200-57400	36.00
COMMERCE CREDIT CARD SE	00826439-0003	05/05/2026	FILLOUT.COM SUBSC FILLABLE FORMS W/SIGN - W/S/LAW	20-600-57400	72.00
COMMERCE CREDIT CARD SE	00826439-0003	05/05/2026	FILLOUT.COM SUBSC FILLABLE FORMS W/SIGN - W/S/LAW	20-700-57400	72.00
COMMERCE CREDIT CARD SE	5-5-26	05/05/2026	VISTAPRINT POOL PUNCH CARDS - PKS	30-800-50140	47.98
COMMERCE CREDIT CARD SE	5-7-26	05/07/2026	CANVA DESIGN SUBSRIPT - PK	30-800-55800	119.40
Vendor COMMGN - COMMERCE CREDIT CARD SERVICES Total:					1,200.43
Vendor: CON170 - CONCO COMPANIES					
CONCO COMPANIES	7002444227	04/25/2026	3/4 AE CLASS A RVR RK- SDWLK EAGLE & PHEASANT- STS	10-300-51000	1,376.16
CONCO COMPANIES	7002445586	04/25/2026	5/8" COMM STN, 1" DRTY BSE -SDWLK - STS	10-300-51000	181.87

Expense Approval Report 1

Post Dates: 4/25/26 Item # 3C.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
CONCO COMPANIES	7002445698	04/25/2026	5/8" COMM STN, 1" DRTY BSE -WTR LN BRK FR 128 - W	20-600-51000	416.82
Vendor CON170 - CONCO COMPANIES Total:					1,974.85
Vendor: DAV100 - DAVID DORAN ATTORNEY AT LAW					
DAVID DORAN ATTORNEY AT L	5-7-26	05/07/2026	MUNICIPAL JUDGE FEES - CT	10-250-56400	900.00
Vendor DAV100 - DAVID DORAN ATTORNEY AT LAW Total:					900.00
Vendor: DEL100 - DELL MARKETING LP					
DELL MARKETING LP	10873542660	05/04/2026	PRO DOCK WD25 - GEN	10-100-52000	184.99
Vendor DEL100 - DELL MARKETING LP Total:					184.99
Vendor: DPT150 - DELONG PLUMBING TWO INC					
DELONG PLUMBING TWO INC	1340938	04/29/2026	SERV CALL REC CTR THERMOSTAT NOT COOLING- PKS	30-800-50500	335.00
Vendor DPT150 - DELONG PLUMBING TWO INC Total:					335.00
Vendor: DRU200 - DRURY UNIVERSITY					
DRURY UNIVERSITY	162026	05/01/2026	CRIMINAL INVESTGTNS I FOR STEEN & COLE - LAW	10-200-56950	1,140.00
Vendor DRU200 - DRURY UNIVERSITY Total:					1,140.00
Vendor: FED100 - FEDERAL PROTECTION INC					
FEDERAL PROTECTION INC	BD0359157	04/27/2026	11/10/25 REPLCD CONTACT EAST GYM SIDE DOOR - PKS	30-800-50500	245.62
FEDERAL PROTECTION INC	BD0359158	04/27/2026	12/15/25 REPLCD SMK DETECT ZONE 2 REC CTR-PKS	30-800-50500	368.18
FEDERAL PROTECTION INC	BD0359161	04/27/2026	REPLCD SMK DETCT, REPRD BAD WIRE SPLC NE GYM - PKS	30-800-50500	434.18
Vendor FED100 - FEDERAL PROTECTION INC Total:					1,047.98
Vendor: GDL100 - GRIER DIRTWORKS LLC					
GRIER DIRTWORKS LLC	2512	04/29/2026	BORE 60FT 2" SLEEVE FOR DOGWOOD LEAK REPAIR - W	20-600-51000	2,000.00
Vendor GDL100 - GRIER DIRTWORKS LLC Total:					2,000.00
Vendor: HDE100 - HAHN DEBOEF LLC					
HAHN DEBOEF LLC	42766	05/01/2026	GOVT RELATIONS SERVICES MONTHLY RETAINER FEE - S	20-700-56400	5,000.00
Vendor HDE100 - HAHN DEBOEF LLC Total:					5,000.00
Vendor: LML100 - LAUBER AND ASSOCIATES MUNICIPAL LAW LLC					
LAUBER AND ASSOCIATES MU	33587	04/30/2026	CITY PROSECUTOR FEES - LAW	10-200-56400	3,248.00
Vendor LML100 - LAUBER AND ASSOCIATES MUNICIPAL LAW LLC Total:					3,248.00
Vendor: LEG250 - LEGALSHIELD					
LEGALSHIELD	4-25-26	04/25/2026	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	4-28-26 3636 N FR 101	04/28/2026	ELECTRIC UTILITIES 3636 N FR 101 - S	20-700-62000	66.68
Vendor EMP210 - LIBERTY UTILITIES-EMPIRE DISTRICT Total:					66.68
Vendor: MAR150 - MARMIC FIRE & SAFETY INC					
MARMIC FIRE & SAFETY INC	D637423	04/28/2026	FIRE SAFETY INSPECTIONS GRNDS & REC BLDNGS - PKS	30-800-56500	724.72
Vendor MAR150 - MARMIC FIRE & SAFETY INC Total:					724.72
Vendor: MEM100 - MISSOURI EMPLOYERS MUTUAL INS CO					
MISSOURI EMPLOYERS MUTU	300860750	05/01/2026	WORK COMP INS - GEN/PW/PKS	10-100-56000	2,411.43
MISSOURI EMPLOYERS MUTU	300860750	05/01/2026	WORK COMP INS - GEN/PW/PKS	20-600-56000	769.61
MISSOURI EMPLOYERS MUTU	300860750	05/01/2026	WORK COMP INS - GEN/PW/PKS	20-700-56000	769.61

Expense Approval Report 1

Post Dates: 4/25/26 Item # 3C.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
MISSOURI EMPLOYERS MUTU	300860750	05/01/2026	WORK COMP INS - GEN/PW/PKS	30-800-56000	1,180.06
Vendor MEM100 - MISSOURI EMPLOYERS MUTUAL INS CO Total:					5,130.71
Vendor: MOC100 - MISSOURI ONE CALL SYSTEM INC					
MISSOURI ONE CALL SYSTEM I	6040322	04/30/2026	LOCATE SERVICES - W/S	20-600-56400	115.43
MISSOURI ONE CALL SYSTEM I	6040322	04/30/2026	LOCATE SERVICES - W/S	20-700-56400	115.42
Vendor MOC100 - MISSOURI ONE CALL SYSTEM INC Total:					230.85
Vendor: ORE145 - O'REILLY AUTOMOTIVE INC					
O'REILLY AUTOMOTIVE INC	277799	04/25/2026	WIPER FLUID - LAW	10-200-75000	7.49
Vendor ORE145 - O'REILLY AUTOMOTIVE INC Total:					7.49
Vendor: PMC200 - PAGE MACHINE CO LLC					
PAGE MACHINE CO LLC	9880	04/28/2026	DRILL BUTTERFLY VALVE - POOL - PKS	30-800-50500	160.00
Vendor PMC200 - PAGE MACHINE CO LLC Total:					160.00
Vendor: RAC450 - RACE BROS FARM SUPPLY INC					
RACE BROS FARM SUPPLY INC	785762	04/28/2026	1/8" X 18" MILD STEEL	10-300-52000	1.70
RACE BROS FARM SUPPLY INC	785762	04/28/2026	WLDNG ROD- SHOP - STS/W/ 1/8" X 18" MILD STEEL	20-600-52000	3.39
RACE BROS FARM SUPPLY INC	785762	04/28/2026	WLDNG ROD- SHOP - STS/W/ 1/8" X 18" MILD STEEL	20-700-52000	3.40
Vendor RAC450 - RACE BROS FARM SUPPLY INC Total:					8.49
Vendor: SMCO - SOUTHWEST MISSOURI CODE OFFICIALS					
SOUTHWEST MISSOURI CODE	009	04/30/2026	APR SEMINAR REGISTRATION SAM - P&D	10-400-56950	100.00
SOUTHWEST MISSOURI CODE	010	04/30/2026	APR SEMINAR REGISTRATION MIKE - P&D	10-400-56950	100.00
Vendor SMCO - SOUTHWEST MISSOURI CODE OFFICIALS Total:					200.00
Vendor: GCH100 - SPRINGFIELD ANIMAL CONTROL					
SPRINGFIELD ANIMAL CONTR	23	05/06/2026	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	2ND QTR 2026	05/01/2026	SERV 2ND QTR 2026 - EM	10-500-55600	5,569.00
Vendor GCT100 - SPRINGFIELD GREENE COUNTY OFFICE OF EM Total:					5,569.00
Vendor: SGCEC100 - SPRINGFIELD-GREENE COUNTY EMERGENCY COMMUNICATIONS					
SPRINGFIELD-GREENE COUNT	1062026	04/27/2026	PREMIERONE MOBILE LICENSE 4-1-26 TO 3-31-27 - E	10-500-55600	923.61
Vendor SGCEC100 - SPRINGFIELD-GREENE COUNTY EMERGENCY COMMUNICATIONS Total:					923.61
Vendor: SQB100 - SQUIBB MEDIA LLC					
SQUIBB MEDIA LLC	5-6-26	05/06/2026	RENEW SUBSCRIPT COMMWLTH - GEN	10-100-55800	31.60
Vendor SQB100 - SQUIBB MEDIA LLC Total:					31.60
Vendor: STA500 - STAPLES					
STAPLES	6062171395	04/26/2026	SCOTT PAPER TOWEL, BATH TISSUE - STS / W / S	10-300-50130	9.77
STAPLES	6062171395	04/26/2026	SCOTT PAPER TOWEL, BATH TISSUE - STS / W / S	20-600-50130	19.53
STAPLES	6062171395	04/26/2026	SCOTT PAPER TOWEL, BATH TISSUE - STS / W / S	20-700-50130	19.54
STAPLES	6062171396	04/26/2026	PAPER TOWELS, 55GAL TRASH BAGS - PKS	30-800-50550	243.60
STAPLES	6062171397	04/26/2026	TOILET PAPER - PKS	30-800-50550	161.97
STAPLES	6062171398	04/26/2026	FOLGERS, BATH TISSUE, PLASTIC FRKS - STS / W / S	10-300-50130	14.36
STAPLES	6062171398	04/26/2026	FOLGERS, BATH TISSUE, PLASTIC FRKS - STS / W / S	20-600-50130	28.71
STAPLES	6062171398	04/26/2026	FOLGERS, BATH TISSUE, PLASTIC FRKS - STS / W / S	20-700-50130	28.72
Vendor STA500 - STAPLES Total:					526.20

Expense Approval Report 1

Post Dates: 4/25/26 Item # 3C.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: PPG100 - THE PORTA POTTY GUY					
THE PORTA POTTY GUY	000260	05/03/2026	TOILET RENTAL MILLER PARK - PKS	30-800-55850	100.00
Vendor PPG100 - THE PORTA POTTY GUY Total:					100.00
Vendor: AMK100 - VESTIS					
VESTIS	4170429766	04/27/2026	PW DEPARTMENT UNIFORM SERVICE - STS / W / S	10-300-92500	7.92
VESTIS	4170429766	04/27/2026	PW DEPARTMENT UNIFORM SERVICE - STS / W / S	20-600-92500	15.85
VESTIS	4170429766	04/27/2026	PW DEPARTMENT UNIFORM SERVICE - STS / W / S	20-700-92500	15.85
Vendor AMK100 - VESTIS Total:					39.62
Vendor: WHE100 - WHEELER METALS INC					
WHEELER METALS INC	384605	04/28/2026	.035 INFRA MIG WIRE 33, ANGLE - STS / W / S	10-300-50130	17.41
WHEELER METALS INC	384605	04/28/2026	.035 INFRA MIG WIRE 33, ANGLE - STS / W / S	20-600-50130	34.81
WHEELER METALS INC	384605	04/28/2026	.035 INFRA MIG WIRE 33, ANGLE - STS / W / S	20-700-50130	34.81
Vendor WHE100 - WHEELER METALS INC Total:					87.03
Vendor: WTV100 - WILLARD HOME CENTER LLC					
WILLARD HOME CENTER LLC	B311118	04/27/2026	STIHL LOOP HAND, TRIMMER LOOP- STS	10-300-95500	571.98
WILLARD HOME CENTER LLC	B311154	04/28/2026	PLUMBERS TAPE, 1/2" PVC PLUGS FOR POOL - PKS	30-800-50500	30.99
WILLARD HOME CENTER LLC	B311156	04/28/2026	STIHL EDGER, BLOWER, CHAIN SAW, LOPPER - STS	10-300-95500	792.52
WILLARD HOME CENTER LLC	B311168	04/28/2026	MISC SING CUT KEY- STS STORAGE - STS	10-300-50130	8.96
WILLARD HOME CENTER LLC	B311192	04/28/2026	5/16X2X4-1/2 & 1/2X5 U- BOLTS- STS	10-300-95500	13.10
WILLARD HOME CENTER LLC	D142452	04/29/2026	PLMBNG SUPLYS FOR THE BATHRMS AT THE POOL-PKS	30-800-50500	89.54
WILLARD HOME CENTER LLC	D143027	05/07/2026	RAID 3PK 1.5OZ FOGGER, ALL PURPOSE SNAPS - PKS	30-800-50130	39.86
Vendor WTV100 - WILLARD HOME CENTER LLC Total:					1,546.95
Vendor: XBP100 - XPRESS BILL PAY					
XPRESS BILL PAY	035813	04/30/2026	MAINT FEE - P&D	10-400-55500	35.00
Vendor XBP100 - XPRESS BILL PAY Total:					35.00
Grand Total:					41,085.23

Report Summary

Fund Summary

Fund	Expense Amount
10 - GENERAL FUND	24,280.80
20 - WATER AND SEWER FUND	9,915.94
30 - PARKS FUND	6,888.49
Grand Total:	41,085.23

Account Summary

Account Number	Account Name	Expense Amount
10-100-52000	SUPPLIES SMALL EQUIP	184.99
10-100-55800	DUES AND SUBSCRIPTIO	466.60
10-100-56000	INSURANCE-GEN	2,411.43
10-100-56960	TRAINING/EDUCATION-F	518.05
10-200-56400	PROFESSIONAL FEES-LA	3,288.00
10-200-56950	TRAINING & EDUCATION	1,140.00
10-200-57400	EQUIPMENT/SOFTWARE	36.00
10-200-75000	VEHICLE LEASE-LAW	7.49
10-200-93000	GROUP INSURANCE	29.90
10-250-56400	PROFESSIONAL-COURT	900.00
10-300-50130	SUPPLIES-STREETS	50.50
10-300-51000	REPAIRS AND MAINTEN	1,558.03
10-300-52000	SUPPLIES SMALL EQUIP	1.70
10-300-92500	UNIFORMS-STREETS	7.92
10-300-95500	CAPITAL ASSET EQUIPM	1,377.60
10-400-55500	BANK/CREDIT CARD FEE	35.00
10-400-56400	PROFESSIONAL-P&D	5,487.00
10-400-56950	TRAINING & EDUCATION	200.00
10-400-92500	UNIFORMS-P&D	87.98
10-500-55600	CONTRACT LABOR-EM	6,492.61
20-600-50130	SUPPLIES-WATER	496.81
20-600-51000	REPAIRS AND MAINTEN	2,416.82
20-600-52000	SUPPLIES SMALL EQUIP	-46.61
20-600-56000	INSURANCE-WATER	769.61
20-600-56400	PROFESSIONAL-WATER	115.43
20-600-57400	EQUIPMENT/SOFTWARE	72.00
20-600-92500	UNIFORMS-WATER	15.85
20-700-50130	SUPPLIES-SEWER	83.07
20-700-52000	SUPPLIES SMALL EQUIP	-46.60
20-700-56000	INSURANCE-SEWER	769.61
20-700-56400	PROFESSIONAL-SEWER	5,115.42
20-700-57400	EQUIPMENT/SOFTWARE	72.00
20-700-62000	UTILITIES ELECTRIC-SEW	66.68
20-700-92500	UNIFORMS-SEWER	15.85
30-800-50130	SUPPLIES GENERAL-PKS	39.86
30-800-50140	SUPPLIES AQUATIC-PKS	47.98
30-800-50450	FREEDOM FEST EXPENSE	575.00
30-800-50500	BUILDING MAINTENANC	2,443.32
30-800-50550	CUSTODIAL SUPPLIES-PK	405.57
30-800-55800	DUES AND SUBSCRIPTIO	119.40
30-800-55850	EQUIPMENT RENTAL-PK	100.00
30-800-56000	INSURANCE-PKS	1,180.06
30-800-56500	SAFETY PROGRAM-PKS	724.72
30-800-71000	VEHICLE REPAIR & MAIN	1,252.58
Grand Total:		41,085.23

Project Account Summary

Project Account Key	Expense Amount
None	41,085.23

Project Account Summary

Project Account Key	Expense Amount
None	
Grand Total:	<u>41,085.23</u>



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: ANGELA MILLER

SUBJECT:

**PRESERVATION HISTORIC MISSOURI MAIN STREET
CONNECTIONS (15MIN)**

Missouri Main Street Connection

Community Empowerment Grant Program

An Overview for the Willard, Missouri Board of Aldermen

May 2026

What Is Missouri Main Street Connection?

Missouri Main Street Connection (MMSC) is a statewide nonprofit organization that helps Missouri communities revitalize their historic downtown commercial districts. It operates under the nationally recognized Main Street Approach™, a framework developed by the National Trust for Historic Preservation that has been employed across the United States since 1980.

MMSC is partially funded by the Missouri Department of Economic Development, and its programs are available to any Missouri community with a traditional downtown district — regardless of size or whether the street is actually called “Main Street.”

The Community Empowerment Grant (CEG): How It Works

The Community Empowerment Grant is MMSC’s signature program for communities ready to begin the revitalization journey. Here is what the Board should understand at a glance:

Structure	A two-year service grant — not a cash award. MMSC provides hands-on expert services, training, and “over-the-shoulder” guidance directly to the community.
Match	A 70/30 matching service grant. MMSC contributes 70% of the service value; the local community is responsible for 30%.
Availability	Only 10 grant awards are offered per year in 2026, across four application rounds. Slots are competitive.
Who Must Attend	All applicants must have a city representative AND a community member or nonprofit sector representative attend one of the free CEG Workshops in Jefferson City before applying. No commitment is required to attend.

What the Two Years of Services Include:

- Formation of a locally-led 501(c)(3) nonprofit Main Street organization
- Town Hall facilitation and community input sessions

- Training in the four-point Main Street Approach™ (Organization, Promotion, Design, Economic Vitality)
- Demographic and market analysis using ESRI data
- Custom Transformation Strategy based on the community’s unique assets and goals
- Branding, façade renderings, and design guidance
- Fundraising and action planning education
- Ongoing consultation with MMSC staff throughout the grant period

Is Willard a Candidate?

Willard has several characteristics that align well with the CEG program’s intent and eligibility:

Factor	Willard’s Profile	CEG Alignment
Population	Approx. 6,500 (2024 Census estimate)	Small cities are common grantees
Growth Trend	Population has grown over 6% since the 2020 Census	Signals demand for downtown investment
Downtown	Historic commercial core along Jackson St. / Frisco rail corridor	Requires a traditional downtown district
City Plan	2019 Comprehensive Plan created a mixed-use downtown zoning district	Demonstrates planning readiness
Government	Board of Aldermen — city can support, while a nonprofit leads the program	MMSC recommends nonprofit-led model

MMSC has stated directly that it is not the size of the community that matters — real change is possible when energized leaders involve the community in the planning and implementation process.

Missouri Communities Like Willard: What the CEG Has Done

The following are Missouri communities that have participated in the CEG program. All details below are drawn from MMSC’s own published reports and press releases.

Auxvasse, MO — Reversing Decline After a Highway Bypass

Auxvasse is a small central Missouri community that received the CEG in May 2024. After a highway bypass in the 1990s redirected through traffic and triggered disinvestment, community stakeholders formed a new Main Street organization called One Auxvasse. MMSC’s team worked with community members and used ESRI demographic data to develop an economic strategy focused on attracting customers during evenings and weekends — the times data showed residents were home and looking for open businesses and activities. This specific, data-driven focus gave the organization clear direction on when to plan events and what kinds of businesses to recruit.

Mound City, MO — From CEG to Affiliate Tier

Mound City used the CEG to launch Main Street Mound City, a volunteer-based economic development organization. Working from their CEG Transformation Strategy, the community pursued two concrete projects: revitalizing a historic downtown bank building and creating a scenic byway to attract regional visitors and bring cohesion to the area's assets. Mound City has since completed the full CEG program and graduated to Affiliate Tier status in the Missouri Main Street tier structure — a meaningful milestone representing a sustainable, functioning Main Street organization.

Stanberry, MO — Fundraising That Exceeded Its Goal

Stanberry Main Street received a “Multi-Generational” Transformation Strategy from MMSC, reflecting the community's diverse age mix and a goal to create programming and amenities that engage residents across all age groups. Their Annual Giving Campaign, launched on July 4, 2024, exceeded its \$25,000 fundraising goal — raising \$27,000 in three months. The money will fund Facade Improvement Grants for local downtown businesses. A signature element of the campaign was the option to donate \$18.79, a tribute to the year Stanberry was founded. Stanberry Main Street received MMSC's Best New Awareness Campaign, Affiliate Tier Award for this effort.

Aurora, MO — Southwest Missouri School Partnership

Aurora Downtown Project received the CEG in late 2023 and was awarded a “Multi-Generational” Transformation Strategy. During their Town Hall, community members established a goal to involve the local school district in downtown development, and the organization began working toward that partnership through efforts such as Downtown Clean-up Days. MMSC also provided Aurora with branding, renderings, and targeted beautification recommendations to create a welcoming environment for its diverse community — including specific guidance on pigeon management in historic downtown buildings. This is the kind of community-driven specificity the CEG process produces.

The City's Role: Support Without Leading

MMSC does not recommend that a city government run a Main Street program directly. The model works best as a locally-led nonprofit, which provides:

- Greater community buy-in and grassroots energy
- Ability to apply for additional grants (many require nonprofit status)
- Clear separation between economic development advocacy and municipal government

The city's most effective role is one of partner and supporter — providing encouragement, possibly contributing toward the local 30% match, and helping identify civic leaders to form a founding board.

Suggested Next Steps for the City of Willard

- Express interest publicly. A resolution of support from the Board of Aldermen sends a strong signal to the community and to MMSC.

- Attend a free CEG Workshop. Upcoming 2026 dates are June 10 and October 7, 10am–12pm, Governor Office Building, Jefferson City. Free to attend; no commitment required. Note: both a city representative and a community or nonprofit representative must attend.
- Contact MMSC directly. Ben White is MMSC’s Senior Program Specialist for the CEG program and can speak to Willard’s specific eligibility.
- Identify community champions. The program’s success depends on passionate local volunteers willing to serve on a founding board — not on city staff doing the work.

Missouri Main Street Connection

momainstreet.org • Contact: Ben White, Senior Program Specialist • 417-334-3014

Presented to the Willard Board of Aldermen — May 2026



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: PROJECT MANAGER REPORT

SUBJECT:

SANITARY SEWER UPDATE (STEVE BODENHAMER) (7MIN)

CITY OF WILLARD
INTERNAL MEMORANDUM

DATE: May 11, 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 3600 feet of 18-inch HDPE pipe along the north end of Old Willard Road. They are working around existing gas lines and communication lines.
- Finance
 - We have received the transfer of funds for Partial Reimbursement Request # 6 to USEPA in the amount of \$557,750.
 - We have submitted Partial Reimbursement Request # 7 to USEPA in the amount of \$178,556 and are awaiting their review.
 - We are in the process of submitting a no-cost time extension for the EPA grant.

MEADOWS CONNECTION TO CITY OF SPRINGFIELD

Status of components:

- Construction
 - JD Wallace Contracting has installed approximately 2500 feet of 15-inch PVC gravity main along Farm Road 106 and 400 feet of 8-inch PVC gravity main along Farm Road 101. Progress has continued to be slow due to encountering a third rock pinnacle.
 - JD Wallace Contracting is in the process of installing the flow meter at the Springfield Airport Lift Station.

COMBINED FINANCING

We have requested a reimbursement from UMB Bank, trustee of the COP funds, for expenses incurred prior to the sale of the COPs in the amount of \$ 443,447.

We have also requested payment from UMB Bank for incurred invoices for engineering and construction in the amount of \$719183.18.



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: PLANNING AND ZONING

SUBJECT:

MINOR SUBDIVISION FOR 200 HUGHES ROAD



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: PLANNING AND ZONING

SUBJECT:

REZONING FOR 200 HUGHES ROAD FROM AG TO AR



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: PLANNING AND ZONING

SUBJECT:

REZONE OF 7875 W FARM ROAD 76



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: CITY OF WILLARD

SUBJECT:

**ORDINANCE AUTHORIZING THE WAIVER OF SWIMMING
POOL ENTRY FEES FOR FULL-TIME CITY EMPLOYEES AND
THEIR IMMEDIATE FAMILY MEMBERS**

CITY OF WILLARD, MISSOURI

BILL NO: 26-16

ORDINANCE: 260511

A ORDINANCE AUTHORIZING THE WAIVER OF SWIMMING POOL ENTRY FEES FOR FULL-TIME CITY EMPLOYEES AND THEIR IMMEDIATE FAMILY MEMBERS

WHEREAS, the City of Willard owns and operates a municipal swimming pool as a recreational amenity for residents and the community; and

WHEREAS, the Mayor and Board of Alders recognize the value of supporting and retaining qualified employees who provide essential public services; and

WHEREAS, providing access to City recreational facilities may serve as a modest employee benefit that promotes wellness, morale, and overall job satisfaction; and

WHEREAS, the Board finds it appropriate to authorize a limited waiver of swimming pool fees for full-time City employees and their immediate family members, subject to reasonable administrative controls;

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

Section 1. Authorization of Fee Waiver

Swimming pool entry fees are hereby waived for all full-time City of Willard employees.

Section 2. Eligible Family Members

The fee waiver shall extend only to the employee’s immediate family members residing in the same household. For purposes of this Resolution, “immediate family” is defined as the employee’s spouse and dependent children living in the same household.

Section 3. Employee Responsibility, Eligibility Establishment, and Compliance

Full-time employees receiving this benefit shall be responsible for providing accurate and complete information to authorized Parks staff regarding eligible household members if they wish to access the benefit. The benefit shall not be automatically conferred and must be affirmatively established through compliance with this Section.

Employees must promptly notify the City of any changes in household composition that adversely affect eligibility.

Providing inaccurate information, including listing individuals who are not immediate family members or who do not reside in the same household, or failing to update changes in household composition, shall constitute a violation of City policy and may result in disciplinary action in accordance with applicable personnel policies.

Authorized Parks staff shall have the authority to deny entry to any employee or purported eligible family member who has not properly established eligibility in accordance with this Section or if they suspect misuse of the benefit.

Authorized Parks staff shall maintain an updated list of full-time employees who have affirmatively established eligibility for this benefit, along with their approved household members, for the purpose of monitoring and enforcement. Parks staff shall regularly provide this list to the HR Coordinator, or otherwise make such information available, to allow verification that listed employees remain active and classified as full-time.

The HR Coordinator shall monitor employee status and notify Parks staff of any changes affecting employee eligibility, including when an employee is no longer active, is no longer classified as full-time, or has separated from employment. Upon such notification, access for the affected individual and all associated household members shall be immediately revoked without further notice.

Section 4. Revocation of Benefit

The City reserves the right to immediately suspend or revoke this benefit for any employee found to be in violation of this Resolution or applicable administrative procedures. Revocation of the benefit may occur independently of, and in addition to, any disciplinary action taken under City personnel policies.

The City also reserve the right to immediately suspend or revoke this benefit for all City employees and their immediate family with or without advance notice.

Section 5. Administrative Implementation

The City Administrator, or their designee, is authorized to establish any additional reasonable procedures to verify eligibility and administer this benefit, including issuance of passes, identification requirements, or other controls that may be deemed necessary to prevent misuse.

Section 6. Scope and Limitations

This waiver applies only to standard daily entry fees and does not include:

- Private rentals
- Concessions
- Special events or programs with separate fees
- Any other usual or customary fees, whether currently in place or implemented in the future, associated with the operation of the swimming pool

Unless otherwise expressly authorized by the Board of Alders.

Section 7. Budgetary Considerations

The Board acknowledges that this waiver represents a nominal reduction in potential revenue and finds that the benefit to employee morale and retention justifies the impact.

Section 8. Effective Date

This Resolution shall take effect immediately upon its passage and shall remain in effect unless amended or rescinded by the Board of Alders.

PASSED AND APPROVED THIS ____ DAY OF _____, 2026.

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: PLANNING AND ZONING

SUBJECT:

**ORDINANCE OF THE CITY OF WILLARD, MISSOURI
APPROVING SUBDIVISION OF THE PROPERTY LOCATED AT
200 EAST HUGHES IN WILLARD, MISSOURI**

BILL NO: 26-18

ORDINANCE NO:260511B

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING SUBDIVISION OF THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Paul Bird, Owner for approval of a subdivision of his property located at 200 East Hughes, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, the ordinance 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 May 5th, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Alderment on May 11, 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 in 200 East Hughes, Willard, Greene County, Missouri to be subdivided as provided by the maps in Exhibit B.
- Section 2: This Ordinance 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 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.

The Board of Aldermen exercised its legislative authority to decide the request to subdivide 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 subdivide, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the subdivide 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.

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

Read, this first time on this 5th day of May, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 5th day of May, 2026

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk

The logo is circular with a blue border containing the text "EDUCATION", "FAMILY", "GROWTH", "SERVICE", and "COMMUNITY" separated by yellow stars. The center features a graduation cap, a stack of books, a red heart, a blue lamp, and a fist holding a key. At the bottom, it says "1884" and "INC. 1949".

A MINOR SUBDIVISION 200 EAST HUGHES ROAD

AN ORDINANCE TO SUDIVIDE 200 EAST HUGHES ROAD IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI



Rezoned in accordance to 400.350

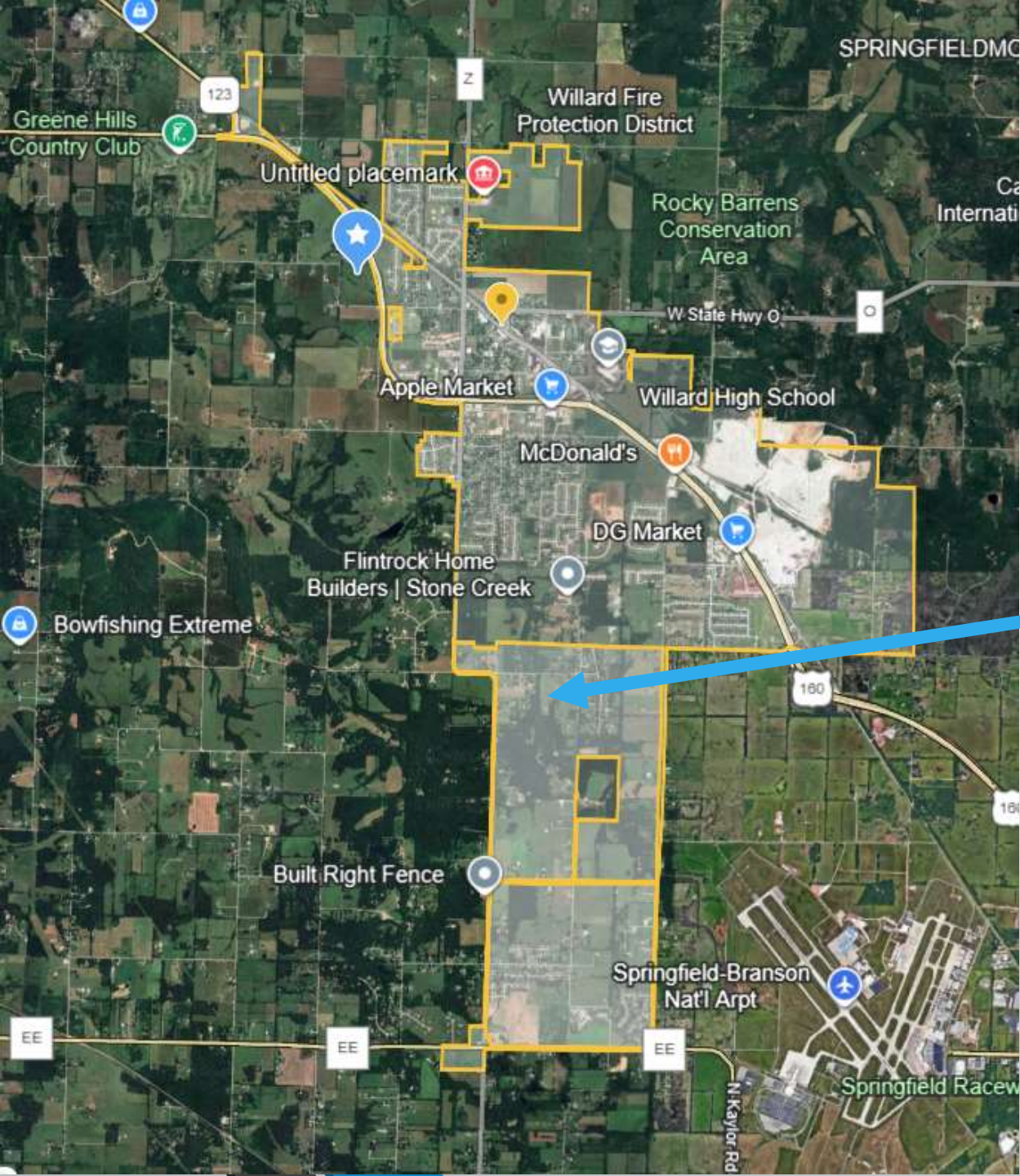
Application filed by owner March 18, 2026

Public Hearing noticed April 18, 2026

Public Hearing planning commission held May 5, 2026

Public Hearing for BOA held May 11, 2026





**Proposed
subdivision
within Willard
city limits**

PROPER PUBLICATION OF THE PUBLIC HEARING

Item # 9B.

THE DAILY EVENTS

Established 1881

Invoice & Affidavit of Publication

NOTICE IS HEREBY GIVEN THAT THE WILLARD PLANNING AND ZONING COMMISSION

shall meet on Tuesday January 6, 2026 at 6:00 p.m. and the Willard Board of Alders shall meet on January 12, 2026, at 6:00 p.m. to conduct a public hearing to Annex part of parcel 0722400036. This parcel is on the corner of W Farm Road 76 and State Highway 160. The Subject Property is more particularly described as:

PUBLIC NOTICE

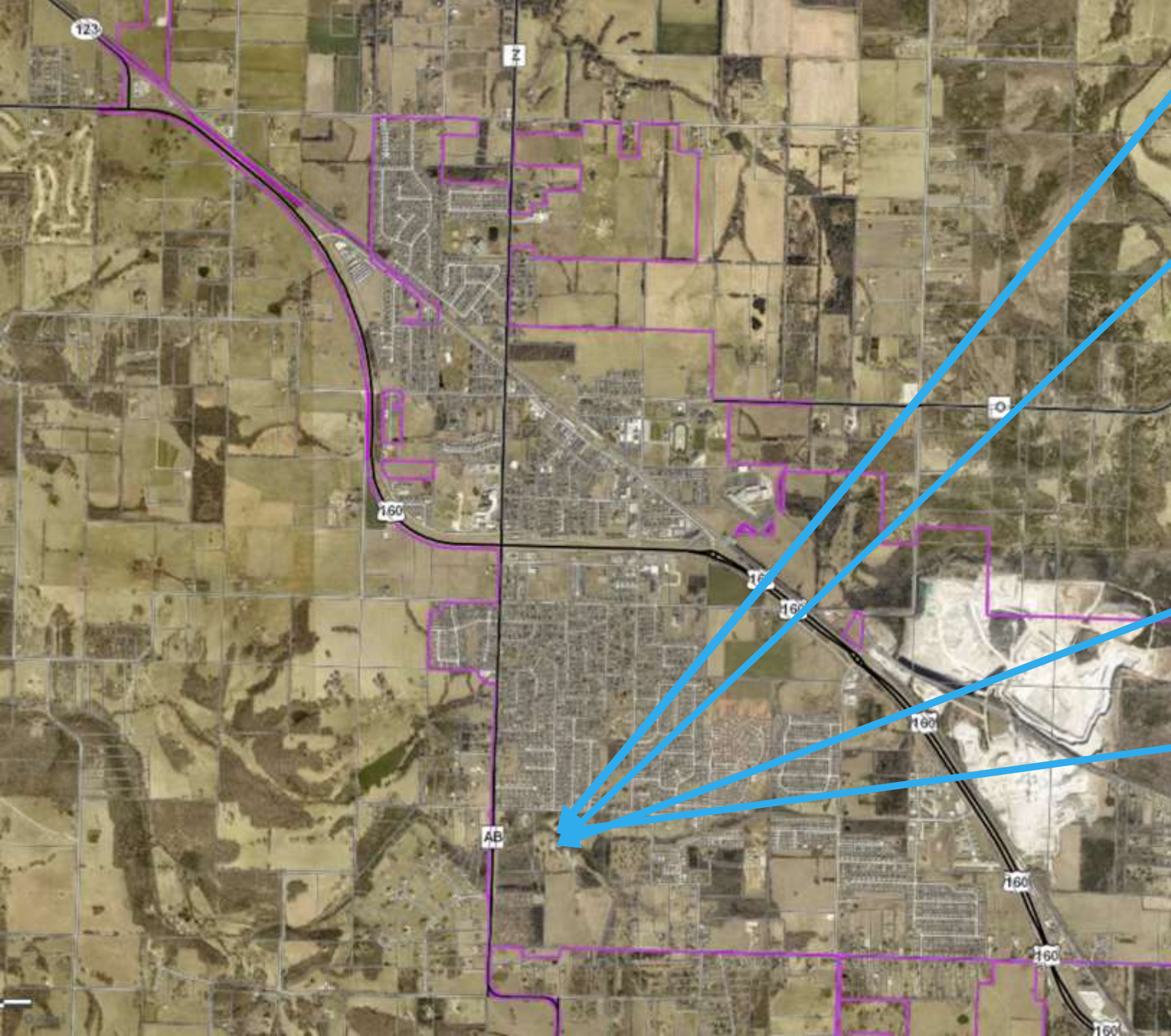
Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday May 05, 2026, and the City of Willard Alders will meet on Monday May 11, 2026, at 6:00 p.m. to consider the approval of a Minor Subdivision for a parcel of property located inside the City of Willard. This parcel is located at 200 Hughes Rd, further identified by Greene County Assessor as Parcel #0735402013. 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

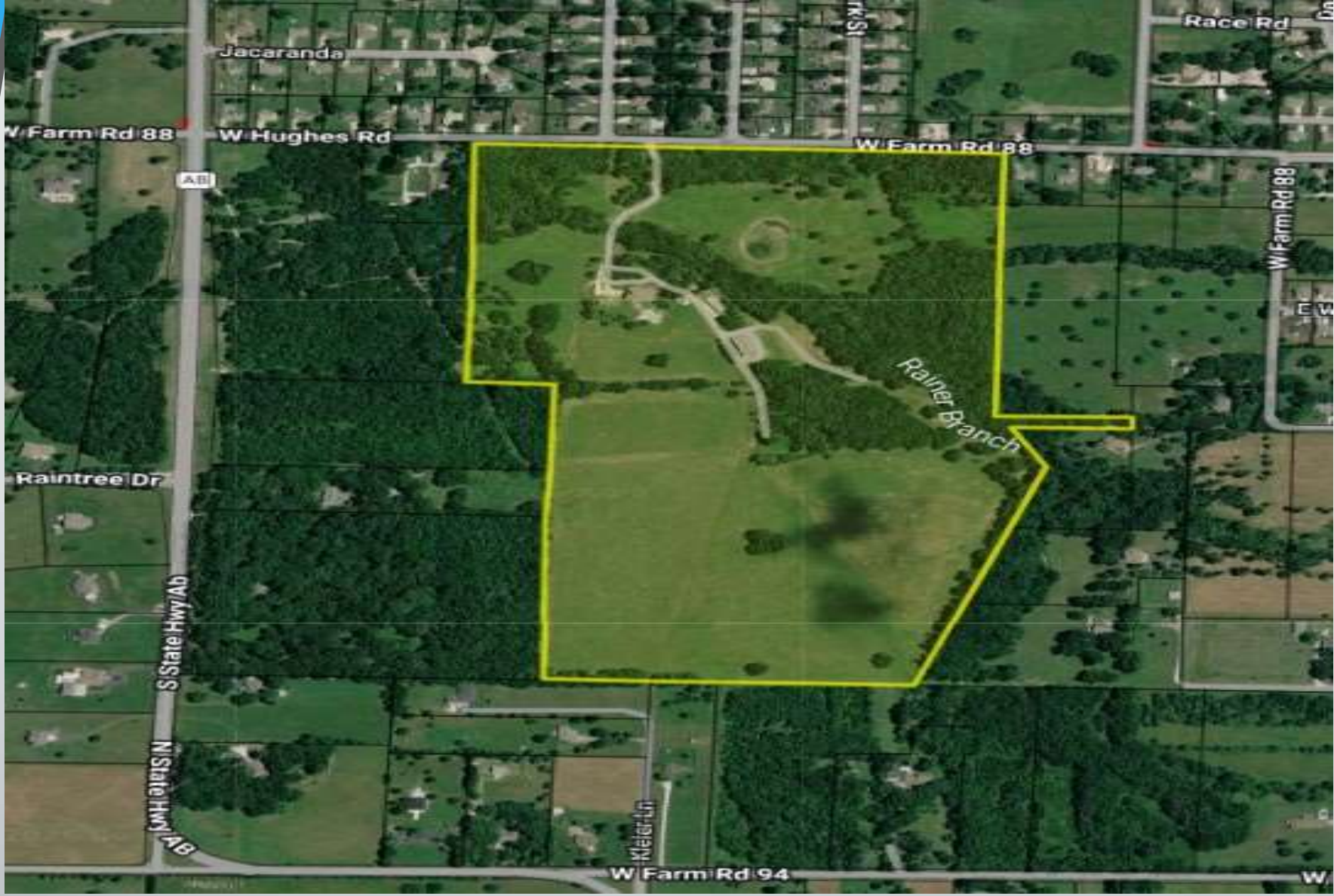
If you have special needs, which require accommodation, please notify City personnel at City Hall. Accommodations will be made for your needs. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at the information above.

Published in The Daily Events
4/18, 2026 (Sa)



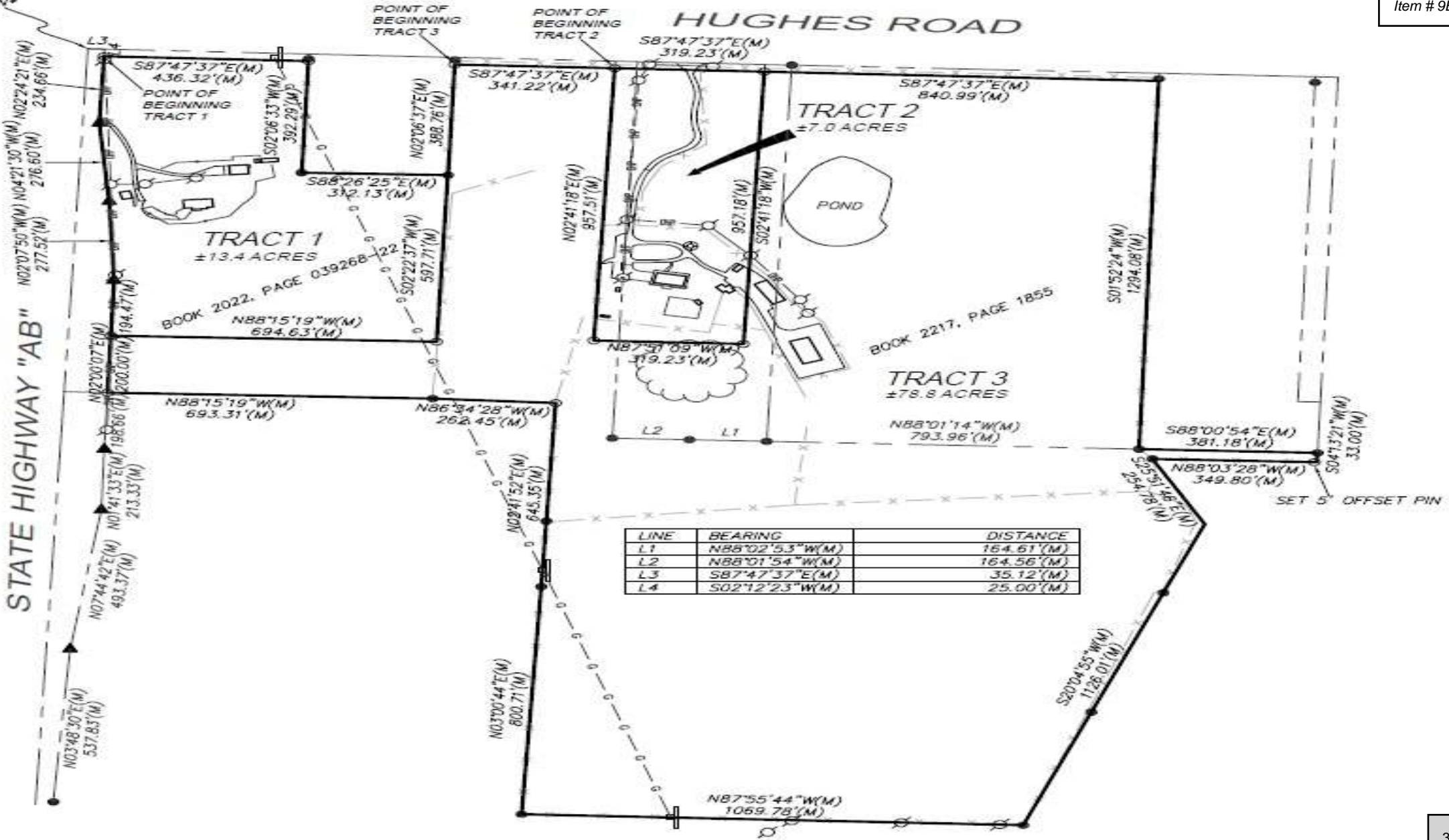


Item # 9B.



POINT OF COMMENCEMENT
 NORTHWEST CORNER OF THE
 SOUTHEAST 1/4 OF SECTION 35,
 TOWNSHIP 30 NORTH, RANGE 23 WEST
 MAGNETIC ATTRACTION

Item # 9B.





Legend

Item # 9B.

100 ft

Official Zoning Map

ZONING

(blank)	[White box]
AG	[Dark red box]
C1	[Light pink box]
C2	[Yellow box]
M1	[Brown box]
M2	[Orange box]
MU	[Purple box]
PDD-R1	[Pink box]
PDD-R3	[Light pink box]
R1	[Green box]
R2	[Light green box]
R3	[Teal box]
R4	[Light teal box]

40

STAFF REPORT

**REQUEST FOR A ZONING CHANGE FROM AG TO AR FOR THE PROPERTY
LOCATED AT 200 HUGHES ROAD, WILLARD, MISSOURI.**

DATE: MAY 5TH, 2026

FACTS:

File Number: Z-2026-009
Applicant: Michael White
Property Owner: Paul Bird
Location: 200 Hughes
Current Parcels: 2
Proposed Parcels: 3
Community Plan Future Land Use Designation: R-1

Surrounding Zoning:

North: R-1
South: R-1
East: R-1
West: R-1

Request: The applicant requests to Subdivide approximately 100 acres, with the intent to possibly build an additional home on the remaining parcel.

Existing Conditions: The subject property is currently an undeveloped parcel located near intersection of Highway AB and Hughes Road. The property is bordered with single family parcels on all sides

Community Plan - The Community Plan Future Land Use map designates this area as **R-1** area.

DETAILED ANALYSIS:

Section 400.350 Amendments.

- 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 (\$50.00).
- 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 a mixture of zoning districts including, AG, and R-1. This development will be a single-family residence 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

Bird Minor Subdivision

Application Summary

Submitted:
03/18/2026

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
mwhite@whitelandsurvey.com

Permit/License #
Z 2026-004

Reference #
86d14150-22e2-11f1-b0d6-39805256e7b0

PIN
761858517

Apr 15 (16 days ago) → mwhite@whitelandsurvey.com
Subdivision Application
[View all email logs](#)

Inspections

Create an inspection project

[+ New Inspection](#)

Fee Classification

General

Term & Fees Overview

04/15/2026 - 04/14/2027

[View/Edit](#)

Application Status

Under Review

Fees

Minor Subdivision Application	\$50.00
Minor Subdivision Issuance	\$25.00
Preliminary Plat- Residential	\$504.50
Final Plat - Residential	\$606.00
Subtotal	\$1,185.50
Amount Paid	\$1,185.50
Total Due	\$0.00

[Full payment history](#)

Messages

Send the applicant a new message...

Sent by Michael Ruesch • Apr 6 at 4:07 pm

This will fall under the Minor subdivision process, as the 7 acre parcel will need to be zoned AR as it will not qualify as AG

Applicant Thank you. I'll check with the owner and see how they want to


PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday May 05, 2026, and the City of Willard Alders will meet on Monday May 11, 2026, at 6:00 p.m. to consider the approval of a Minor Subdivision for a parcel of property located inside the City of Willard. This parcel is located at 200 Hughes Rd, further identified by Greene County Assessor as Parcel #0735402013. 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.









EXHIBIT 3

Legend 



Future Use Map

ZONING

- (blank) 
- AG 
- C 
- G 
- GI 
- M 
- MF-R 
- MU-1 
- MU-2 
- PDD 
- R-1 
- R1 


Parcels 



EXHIBIT 4

Item # 9B.



POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 30 NORTH, RANGE 23 WEST
MAGNETIC ATTRACTION

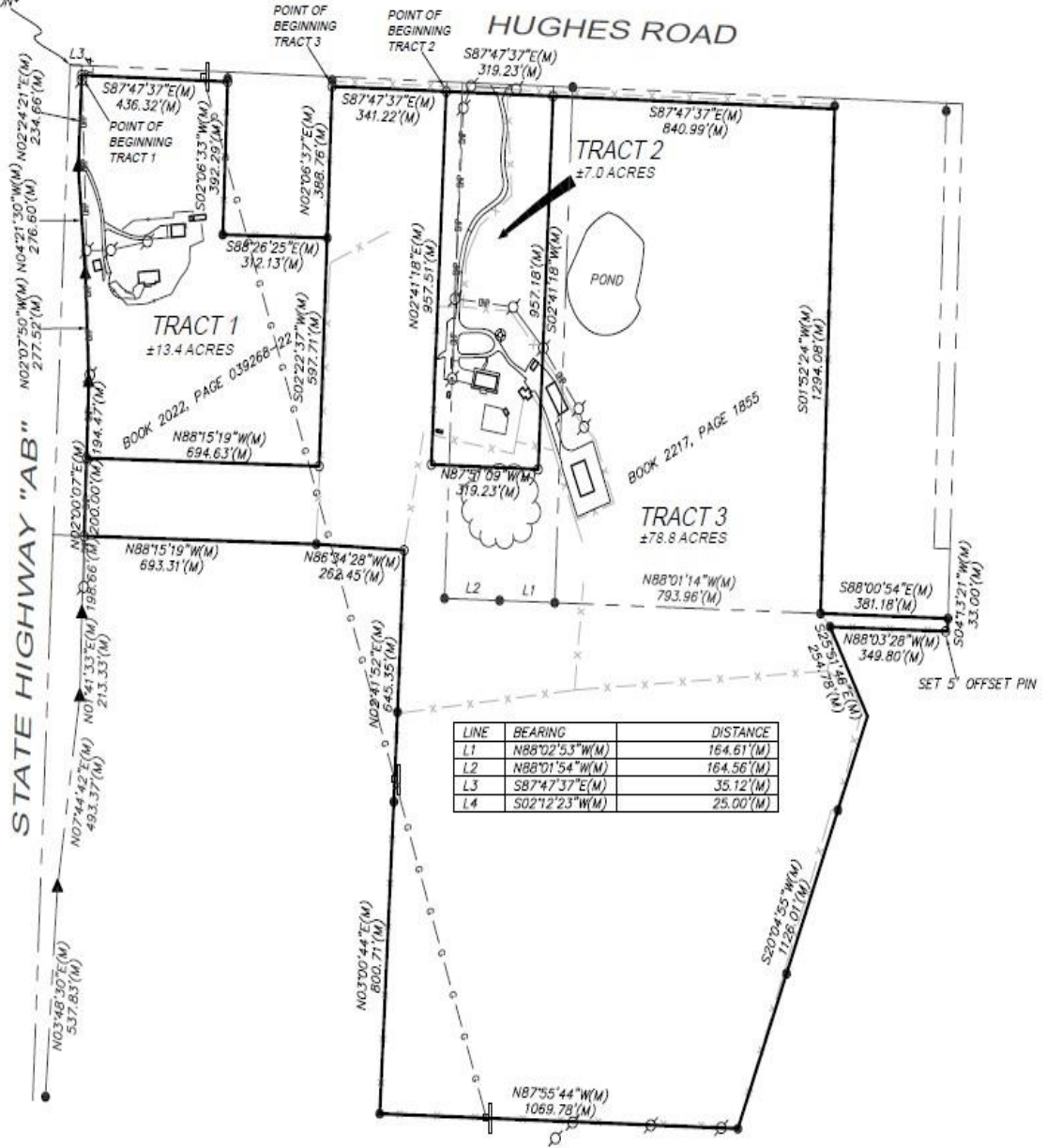


EXHIBIT 5 SEE APPLICATION PRESENTATION

Item # 9B.



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS
FROM: PLANNING AND ZONING
SUBJECT:

**ORDINANCE OF THE CITY OF WILLARD, MISSOURI
APPROVING THE ZONING CHANGE FROM AG TO AR FOR
THE PROPERTY LOCATED AT 200 EAST HUGHES IN
WILLARD, MISSOURI**

BILL NO:26-17

ORDINANCE: 260511A

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM AG TO AR FOR THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Paul Bird, Owner for approval of a rezone from AG to AR for property located at 200 East Hughes, Willard, Missouri and legally described in Exhibit A; 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 MAY 5th, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Alderment on May 11, 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 in 200 East Hughes, Willard, Greene County, Missouri to be zoned AR as provided by the maps in Exhibit B.

Section 2:

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

Read, this first time on this 5th day of May, 2026.

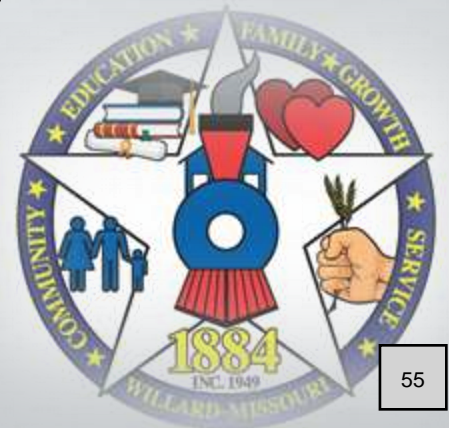
Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 5th day of May, 2026

Troy Smith, Mayor

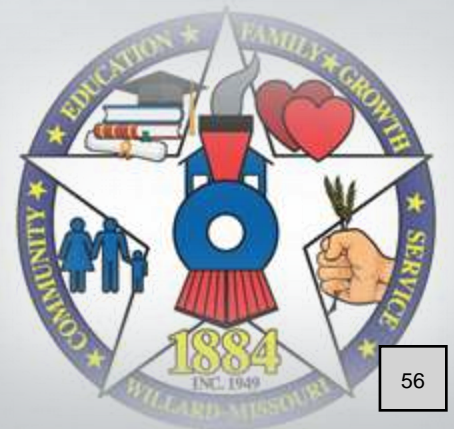
ATTEST:

Courtney Myers, City Clerk

A REZONE ON 200 EAST HUGHES ROAD



AN ORDINANCE TO REZONE A PARCEL FROM AG TO AR (AGICULTURAL RESIDENT) IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI



Rezoned in accordance to 400.350

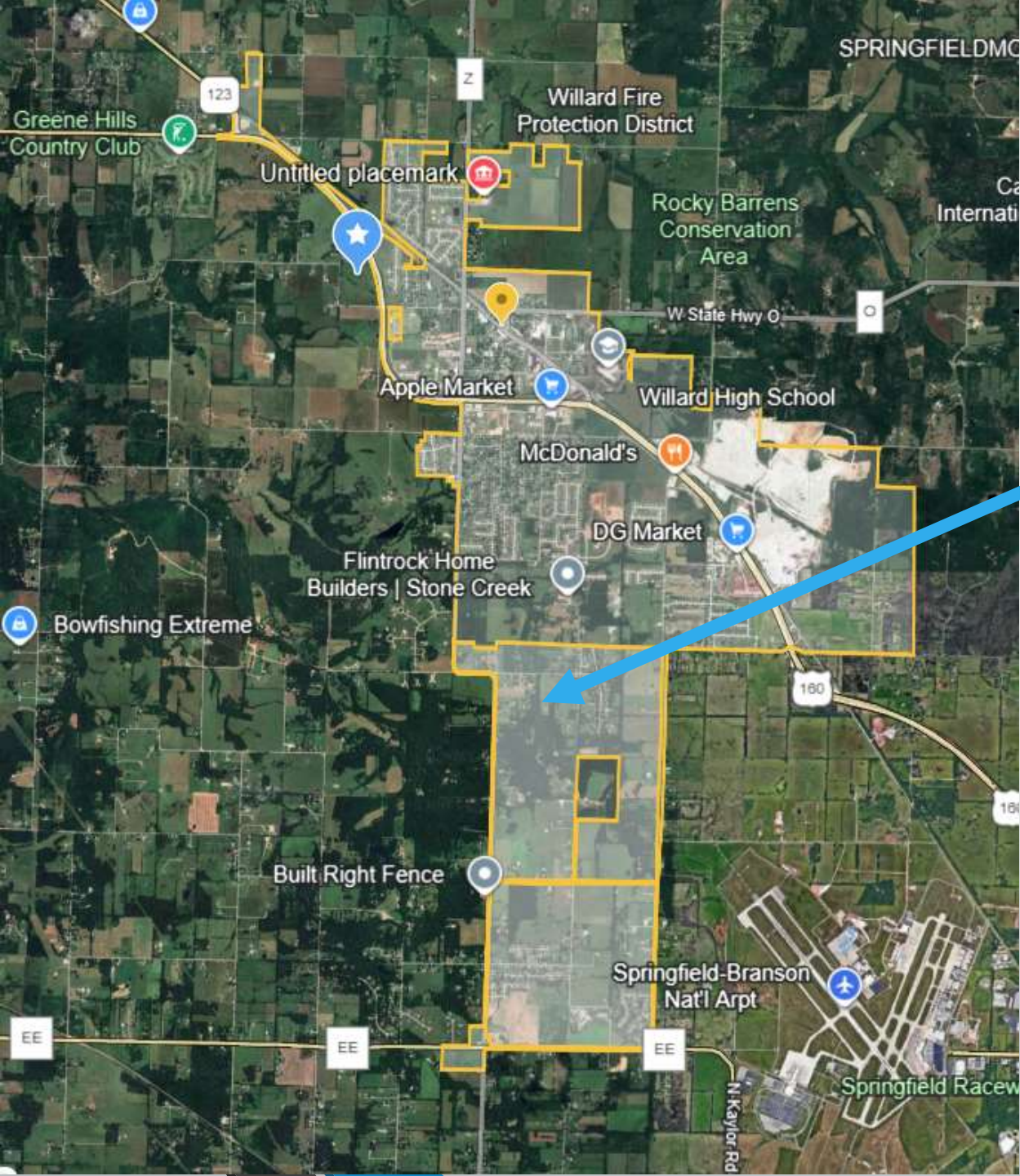
Application filed by owner March 18, 2026

Public Hearing noticed April 18, 2026

Public Hearing planning commission held May 5, 2026

Public Hearing for BOA held May 11, 2026





**Proposed
rezone within
Willard city limits**

PROPER PUBLICATION OF THE PUBLIC HEARING

Item # 9C.

THE
DAILY
EVENTS

Established 1881

*Invoice &
Affidavit of
Publication*

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday May 5, 2026, and the City of Willard Alders will meet on Monday May 11, 2026, at 6:00 p.m. to consider the rezoning request of a City of Willard parcel of property from Agricultural District (A-1) to Agricultural Resident District (AR). This parcel is located at 200 Hughes Road, further identified by Greene County Assessor as Parcel #0735402013. 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.

PUBLIC NOTICE

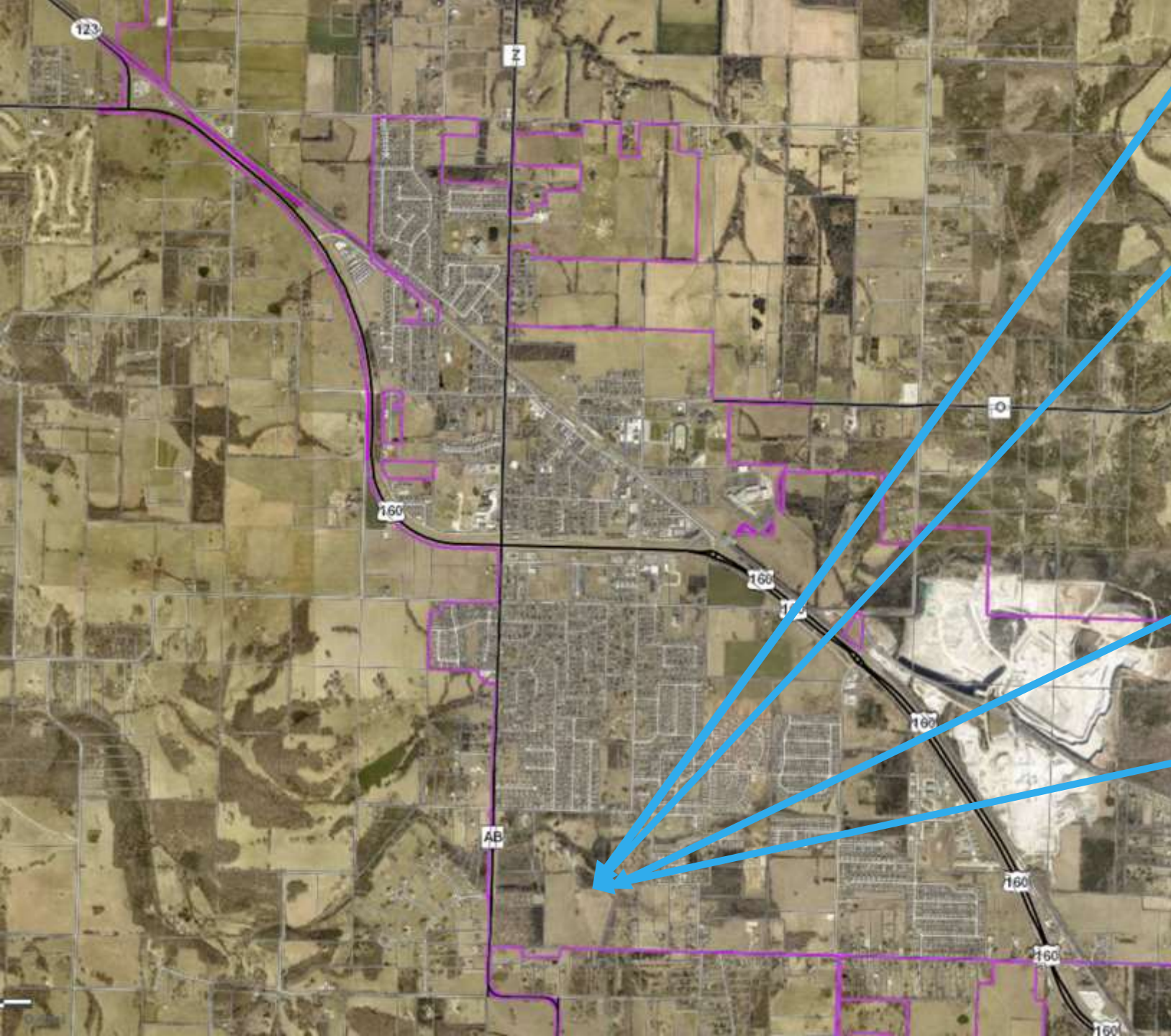
Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday May 05, 2026, and the City of Willard Alders will meet on Monday May 11, 2026, at 6:00 p.m. to consider the approval of a Minor Sub-division for a parcel of property located inside the City of Willard. This parcel is located at 200 Hughes Rd, further identified by Greene County Assessor as Parcel #0735402013. 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:

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*Published in The Daily Events
4/18, 2026 (Sa)*



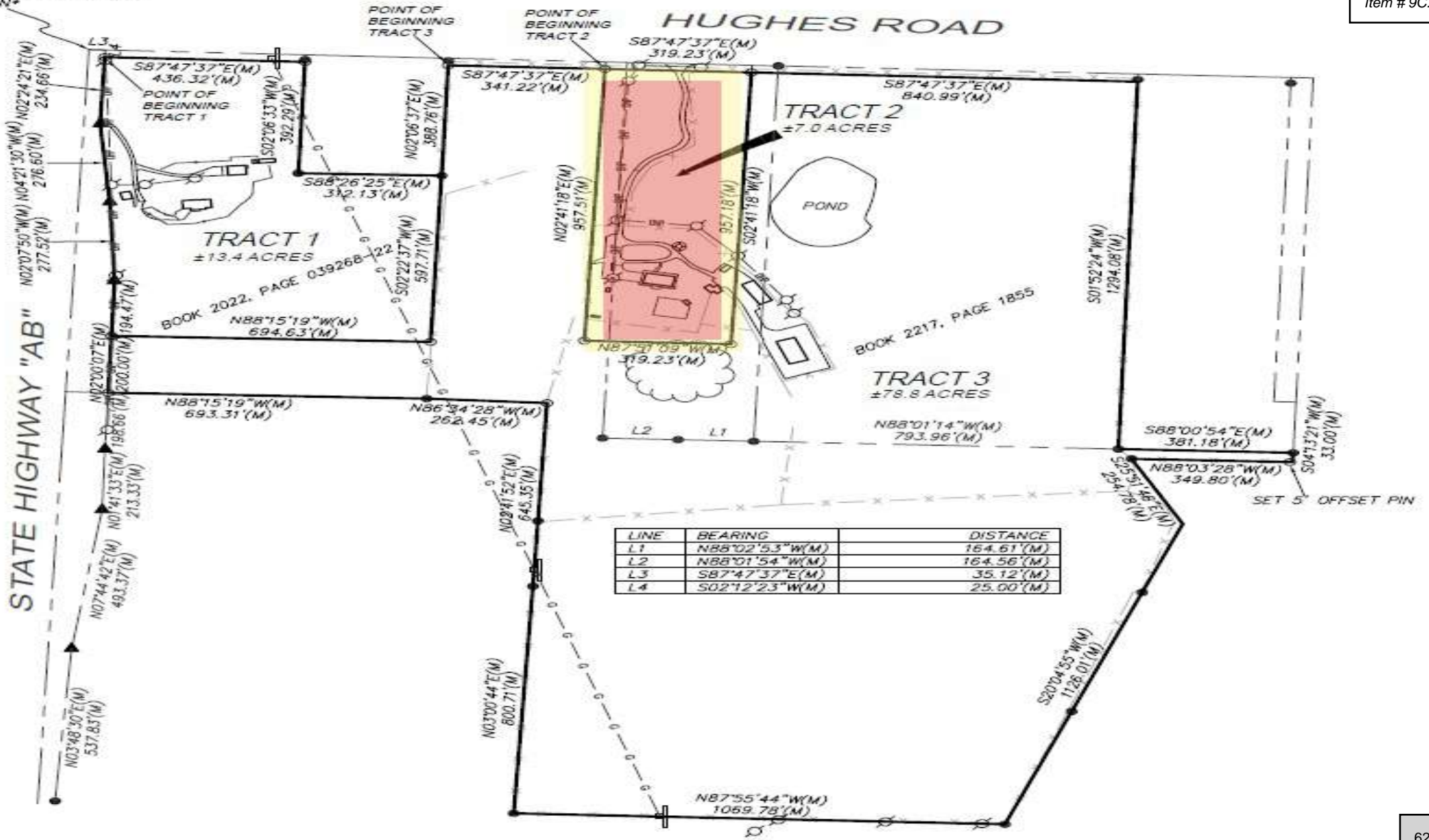


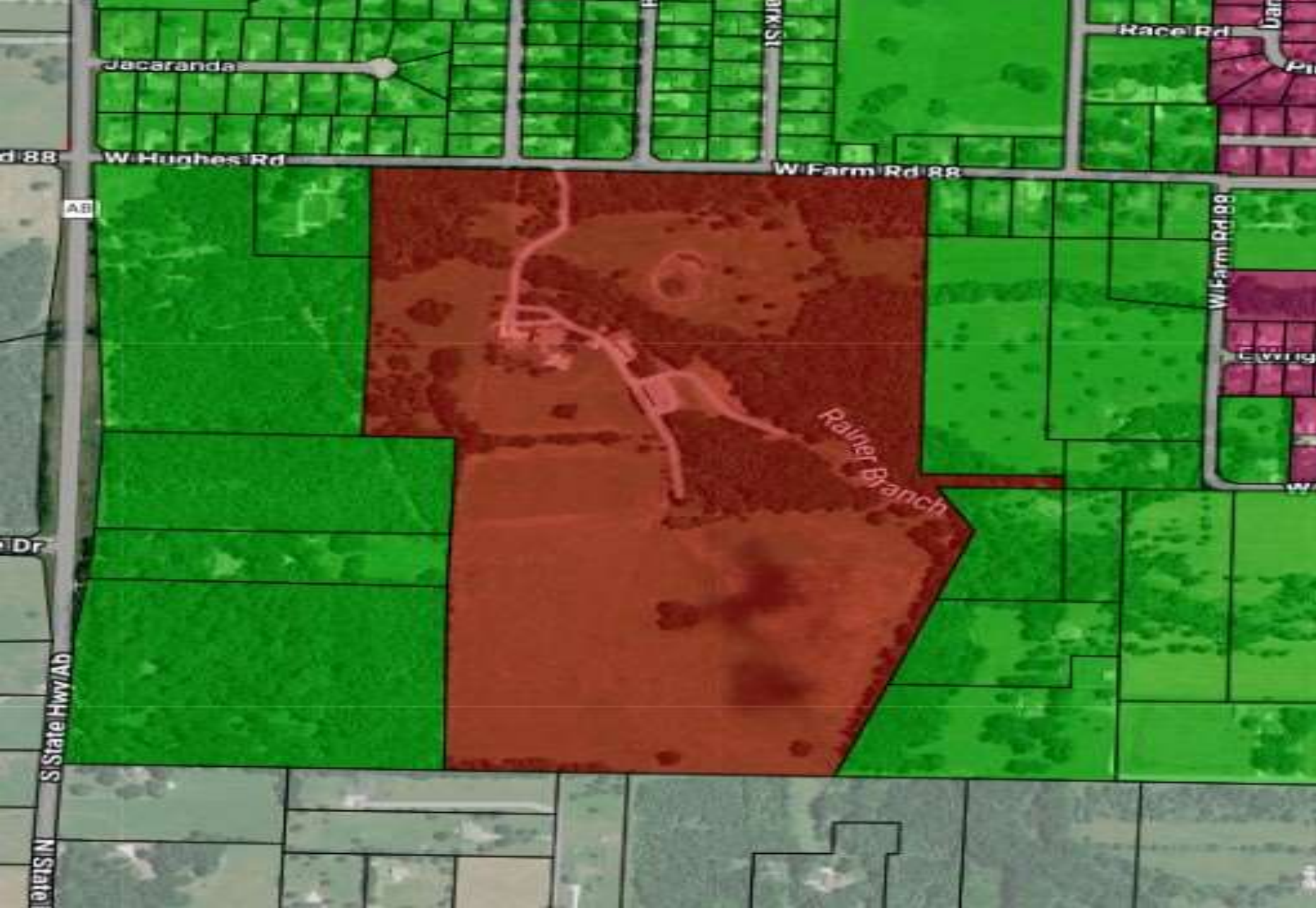
Item # 9C.



POINT OF COMMENCEMENT
 NORTHWEST CORNER OF THE
 SOUTHEAST 1/4 OF SECTION 35,
 TOWNSHIP 30 NORTH, RANGE 23 WEST
 MAGNETIC ATTRACTION

Item # 9C.





Legend

Item # 9C.

100 ft

Official Zoning Map

ZONING

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

63

Board must review:

- Zoning conforms to Willard Conceptual Plan
- Meets the criteria for the proposed Zoning





BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: PLANNING AND ZONING

SUBJECT:

**ORDINANCE OF THE CITY OF WILLARD, MISSOURI
APPROVING THE ZONING CHANGE FROM AG TO R-1 FOR
THE PROPERTY LOCATED AT 7875 WEST FARM ROAD 76 IN
WILLARD, MISSOURI**

BILL NO: 26-19

ORDINANCE NO: 260511C

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM AG TO R-1 FOR THE PROPERTY LOCATED AT 7875 WEST FARM ROAD 76 IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Martin, Hanney for approval of a rezone from AG to R-1 for property located at 7875 West Farm Road 76, Willard, Missouri and legally described in Exhibit A; 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 May 5th, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Alderment on May 11,2026 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 at 7875 West Farm road 76 in Willard, Greene County, Missouri to be zoned R-1 as provided by the maps in Exhibit B.

Section 2: 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 3: 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 4: 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.

Read, this first time on this 11th day of May 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 11th day of May, 2026

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk

EXHIBIT A

City of Willard, MO

7875 West Farm Road 76

04/23/2026 - 04/22/2027

Land Use

General

Application Status

Under Review

Printed: 04/27

Item # 9D.

Permit/License#

z 2026-010

Reference Number

b2956bc0-39a5-11 f1 -80a 1-81528b4a4504

Status

Active

Application Review Status

Pre-Review	Approved	Date Submitted
Planning Commission	Not Reviewed	04/16/2026
Board of Alderman	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Rezone Application Fee	\$300.00
Subtotal	\$300.00
Amount Paid	\$300.00
Total Due	\$0.00

Payments

04/23/2026	Check #cc9850	\$300.00
Total Paid		\$300.00

Application Form Data

(Empty fields are not included)

First Name

Martin

Last Name

Hanney

Contact Email

martin@haarchitects.com

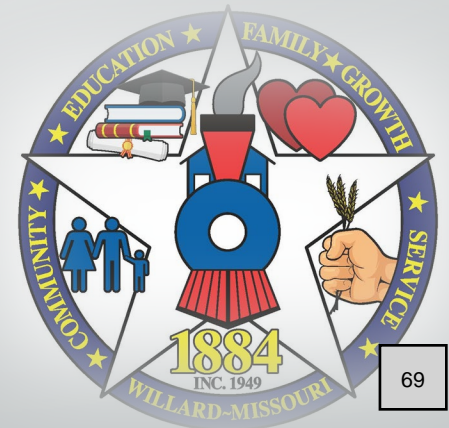
Phone Number

(316) 683-8965

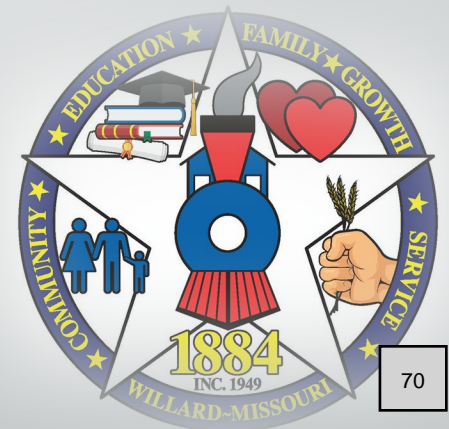
Property Owner Name

Church of Jesus Christ of Latter-Day Saints

EXHIBIT B
PROPOSED REZONE OF 7875
W FARM ROAD 76 OF 7.85
ACRES FROM AG TO R-1



AN ORDINANCE TO REZONE 7875 W FARM ROAD 76 CONTAINING 7.85 ACRES IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI



Rezoned in accordance to 400.350

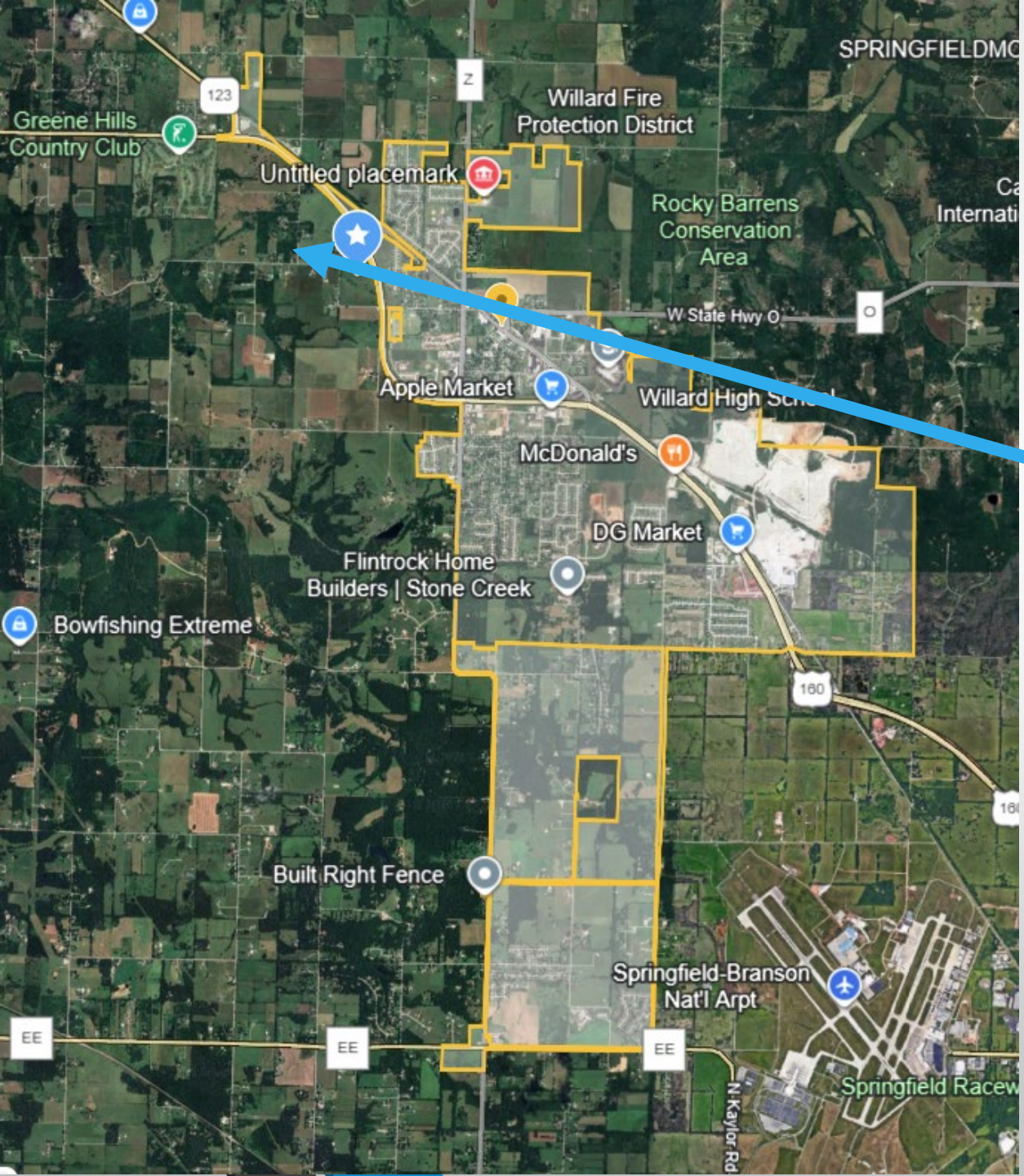
Application filed by owner April 16, 2026

Public Hearing noticed May 5, 2026

Public Hearing planning commission held May 5, 2026

Public Hearing for BOA held May 11, 2026





Proposed rezone within Willard city limits

PROPER PUBLICATION OF THE PUBLIC HEARING

THE DAILY EVENTS

Established 1881

*Invoice &
Affidavit of
Publication*

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday May 5, 2026, and the City of Willard Alders will meet on Monday May 11, 2026, at 6:00 p.m. to consider the rezoning request of a City of Willard parcel of property from Agricultural District (A-1) to Residential (R-1). This parcel is located at 7875 W Farm Road 76, further identified by Greene County Assessor as Parcel #0722400036. 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.

Item # 9D.

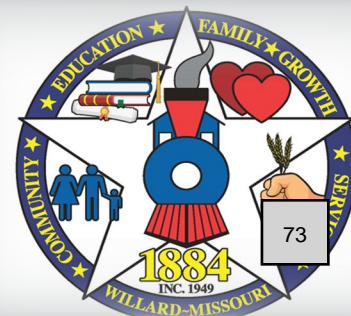
PUBLIC NOTICE

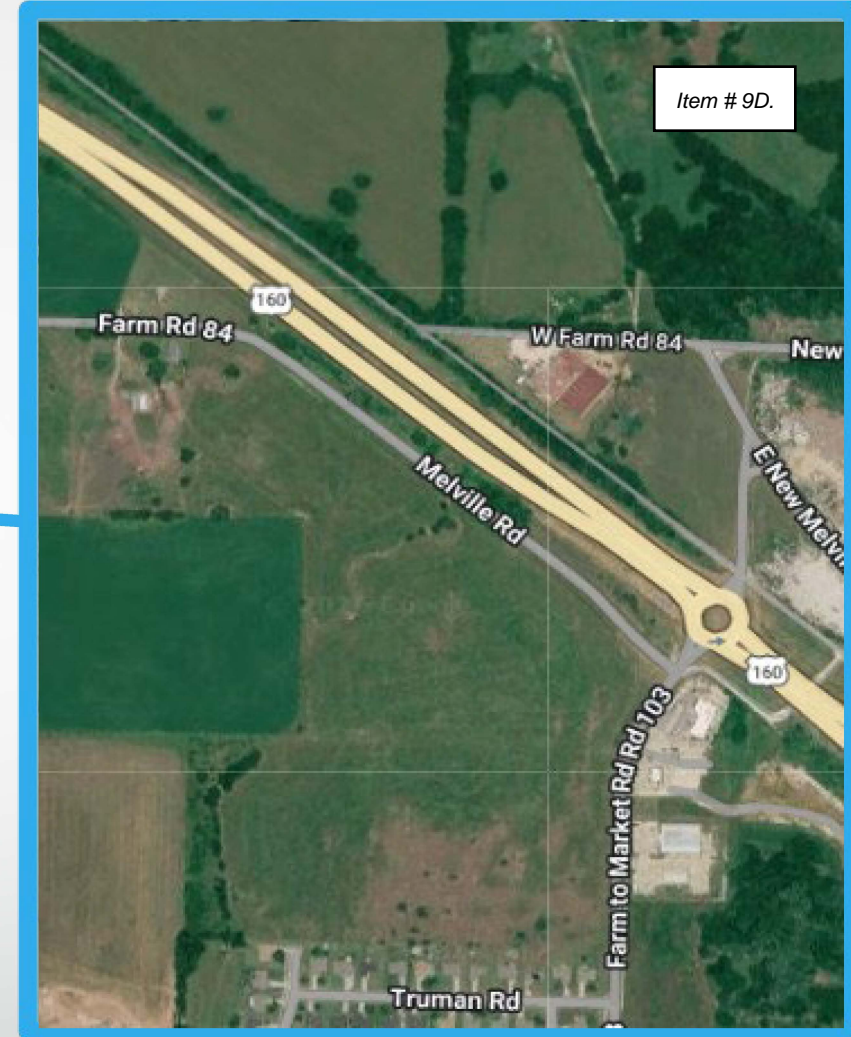
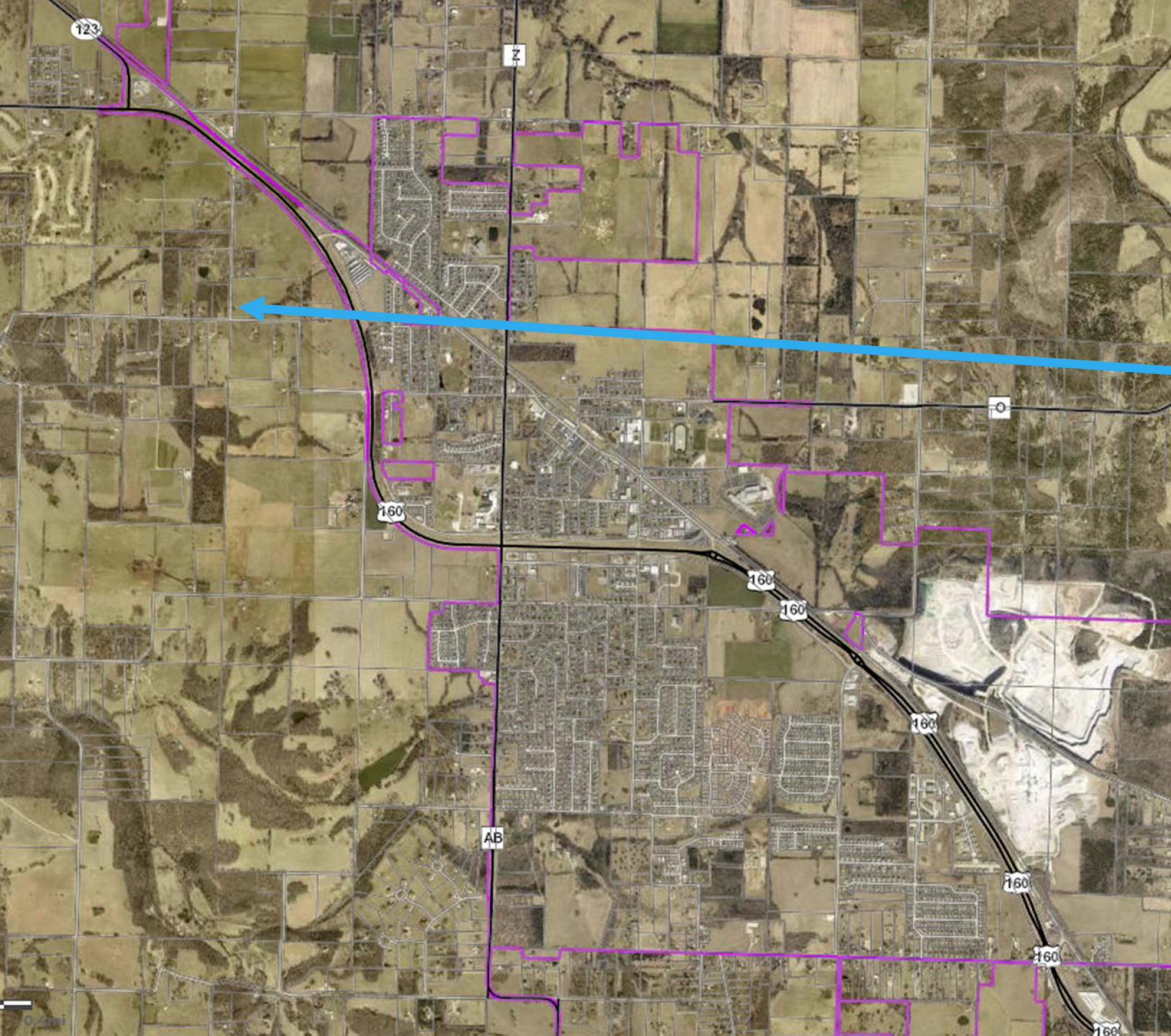
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Published in *The Daily Events*
4/21, 2026 (Tu)







Item # 9D.

76

160

160

76

160

160

W Farm Rd 76

76

W Farm Rd 76

W Farm Rd 76

W Willey St

76

75

W W

Tatum Cir

Casie Cir

Arrowhead Rd

Arrowhead Rd



Legend

Item # 9D.

100 ft

Official Zoning Map

ZONING

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

76

Board must review:

- **Zoning conforms to Willard Conceptual Plan**
- **Meets the criteria for the proposed Zoning**



RESOLUTION NO. _____

RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO REZONE THE PROPERTY LOCATED A 7875 WEST FARM ROAD 76.

WHEREAS, an application has been submitted by Martin Hanney for approval of a rezone from AG to R-1 for property located at 7875 W Farm Road 76, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on May 5, 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 7874 W Farm Road 76, Willard, Greene County, Missouri to be zoned MU, 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 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 5th day of May, 2026.



Mariann Hill, Chairperson

ATTEST:



Valorie Simpson, Secretary

STAFF REPORT

**REQUEST FOR A ZONING CHANGE FROM AG TO R-1 FOR THE PROPERTY
LOCATED AT 7875 WEST FARM ROAD 76, WILLARD, MISSOURI.**

DATE: MAY 5TH ,2026

FACTS:

File Number: Z-2026-010

Applicant: Martin Hanney

Property Owner: Church of Jesus Christ of Latter Day Saints

Location: 7875 W Farm Road 76

Current Zoning: AG

Proposed Zoning: R-1

Community Plan Future Land Use Designation: R-1

Surrounding Zoning:

North: County

South: County

East: R-1

West: County

Request: The applicant requests to rezone approximately 7.85 acres from AG to R-1, with the intent to possibly build.

Existing Conditions: The subject property is currently an undeveloped parcel located near intersection of Farm Road 76 and Hwy 160. The property is bordered with **single family homes** to the West, **Agricultural** to the North, Agricultural to the south, Agricultural to the East. }

Community Plan - The Community Plan Future Land Use map designates this area as **MU** area. **Mixed-use areas** are intended to provide a built environment that facilitates the ability to live, work, and recreate in one area. They are zones where there is a vertical and horizontal mixture of residential use that operates as a commercial business (lodging); therefore it's categorized as mixed-use.

Mixed-use developments should contain convenient pedestrian circulation networks and access to the city's open space system. Buildings and developments should have a mix of uses, which are mutually supportive and integrated into the community. Vertically mixed-use buildings should accommodate active public uses such as commercial, retail and restaurants at the street level and residential or office spaces on the upper floors.

DETAILED ANALYSIS:

Section 400.350 Amendments.

- 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 (\$50.00).
 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 (\$50.00).
- 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 change in zoning district classification or the text of the ordinance;
 2. Recommend a change in the zoning district classification or the text of this Chapter;
 3. Recommend a change in the zoning district classification or the text of this Chapter 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 change in zoning district classification 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 Rezoning Applications.* No application for rezoning 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 rezoning 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.

- K. *Two-Thirds (2/3) Majority Necessary When Protest.* In case of a protest against a rezoning amendment duly signed and acknowledged by the owners of thirty percent (30%) or more, either of the areas of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by lines drawn parallel to and one hundred eighty-five (185) feet from the boundaries of the district proposed to be changed, then the favorable vote of two-thirds (2/3) of all the members of the Board of Aldermen shall be required for the amendment to be enacted.

STAFF RECOMMENDATION:

The proposed rezone request from AG to R-1 will allow for the use uses in the R-1 zone is compatible with the existing parcel to the **West**. The surrounding area has a mixture of zoning districts including, AG, and R-1. This development will be a church which is compatible with the proposed zoning

Staff recommends approval of the rezone request.

BACKUP DOCUMENTATION:

- Staff Report Exhibit 1- Zoning 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- Rezone Exhibit

EXHIBIT A

Item # 9D.

City of Willard, MO
7875 West Farm Road 76
04/23/2026 - 04/22/2027

Printed: 04/27/2026

Permit/License#
z 2026-010

Land Use

General

Reference Number
b2956bc0-39a5-11f1-80a1-81528b4a4504

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Approved	Date Submitted
Planning Commission	Not Reviewed	04/16/2026
Board of Alderman	Not Reviewed	
Final-Review	Not Reviewed	

Fees

Payments

Rezone Application Fee	\$300.00	04/23/2026	Check #cc9850	\$300.00
Subtotal	\$300.00	Total Paid		\$300.00
Amount Paid	\$300.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

First Name
Martin

Last Name
Hanney

Contact Email
martin@haarchitects.com

Phone Number
(316) 683-8965

Property Owner Name
Church of Jesus Christ of Latter-Day Saints

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on Tuesday May 5, 2026, and the City of Willard Alders will meet on Monday May 11, 2026, at 6:00 p.m. to consider the rezoning request of a City of Willard parcel of property from Agricultural District (A-1) to Residential (R-1). This parcel is located at 7875 W Farm Road 76, further identified by Greene County Assessor as Parcel #0722400036. 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.

EXHIBIT 3

Item # 9D.

Legend

200 ft

Future Use Map

ZONING

- (blank)
- AG
- C
- G
- GI
- M
- MF-R
- MU-1
- MU-2
- PDD
- R-1
- R1

Parcels



EXHIBIT 4

Item # 9D.

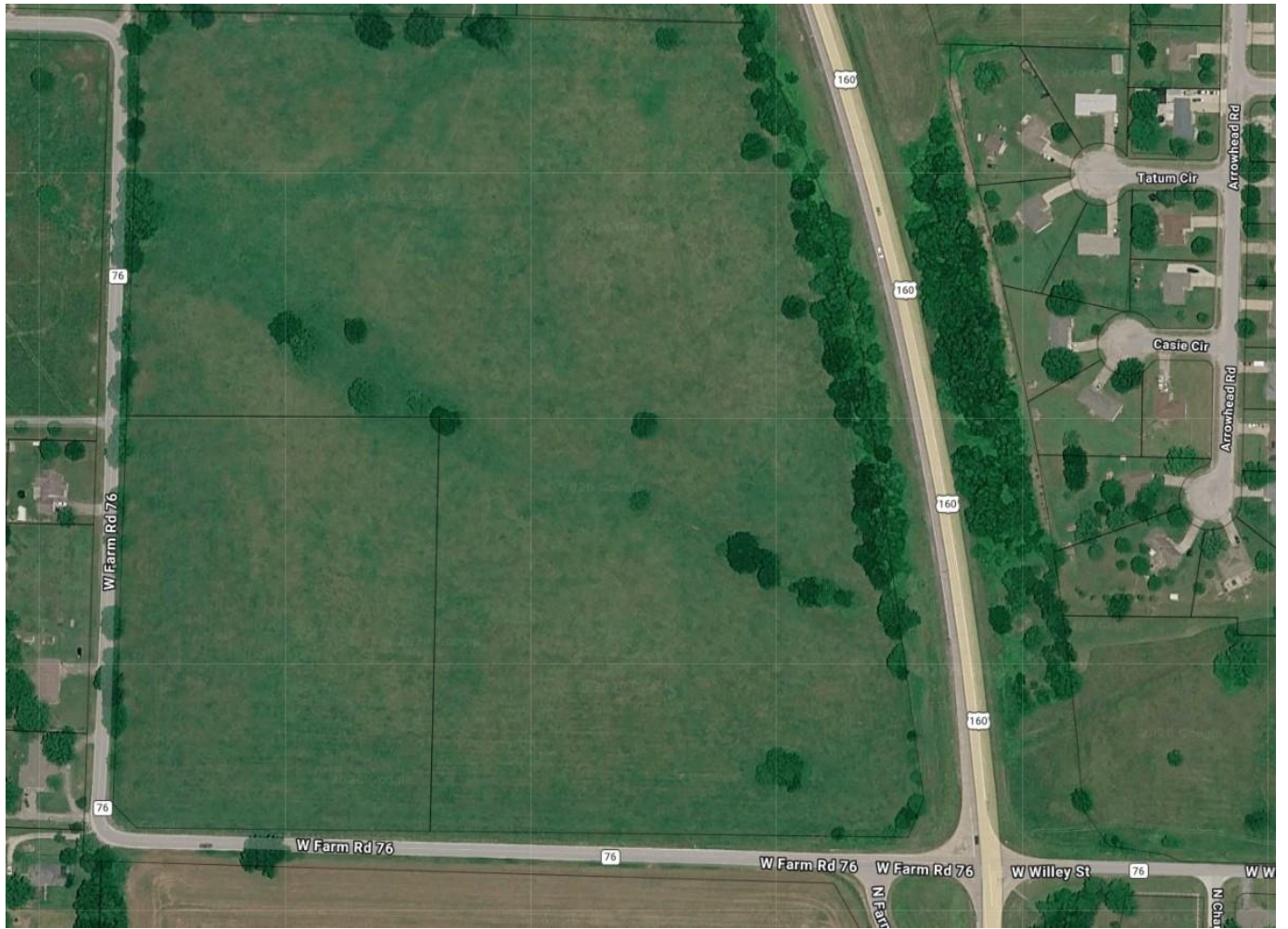


EXHIBIT 5 SEE APPLICATION PRESENTATION

Item # 9D.



BOARD OF ALDERS MEETING

TO: THE BOARD OF ALDERS

FROM: PLANNING & ZONING

SUBJECT:

**PLANNING COMMISSION & BOA TRAINING-
COMPREHENSIVE PLAN**