

CITY OF WILLARD
BOARD OF ALDERMEN
DECEMBER 10TH, 2007
7:00 P.M.

Board present: Mayor Jamie Schoolcraft; Aldermen Charlie Gugel; Aldermen Paul Hood; Aldermen Gordon O'Quinn; and Aldermen Louie Amodeo.

Also in attendance: City Clerk, Kathy Blakemore; CFO, Karen Robson; Director of Development, Randy Brown; Director of Public Works, Charlie Jones; Director of Emergency Management, Stacy Winters; Director of Parks and Recreations, Kerri Gates; Chief of Police, Tom McClain; Major Doug Thomas; Planning & Zoning Executive Secretary, Lucille Murray; City Inspector, Raymond Hopper, and City Attorney, Doug Harpool.

Guest present: Chuck Floyd, David Gardner with Excalibur Engineering, Kirk Resiner, Pat Lloyd, Andy Killingsworth, Mrs. Hopper, Gary Weber, and Ruth Hunter with Cross Country Times Newspaper.

Mayor Jamie Schoolcraft led the Pledge of Allegiance.

City Attorney Doug Harpool opened the PUBLIC HEARING TO CONSIDER THE PROPOSED PDD (PLANNED DEVELOPMENT DISTRICT), WEST RIDGE SUBDIVISION, FOR CHARLES A. FLOYD, TRUSTEE.

David Gardner with Excalibur Engineering, representing Charles Floyd, spoke in favor of Planned Development District. Mr. Gardner stated that access to the property on the West side was discussed at the Planning and Zoning Commission. There is an existing road stubbed out to the property on the West side.

City Attorney Doug Harpool asked if there were any other comments. No one spoke. Doug recommended that the Public Hearing be closed.

City Attorney Doug Harpool opened the PUBLIC HEARING TO CONSIDER THE FOLLOWING PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS AND DESIGN STANDARDS: SECTION 2.3.2 DESIGN STANDARDS-DRIVEWAY APPROACHES SHALL BE CONSTRUCTED OF PORTLAND CONCRETE WHERE CONCRETE CURB AND GUTTER EXISTS AND SHALL BE 6" THICK. ALL OTHER DRIVEWAY APPROACHES SHALL BE APPROVED BY DEPARTMENT OF DEVELOPMENT, SECTION 6.1.3 LAND DEVELOPMENT REGULATIONS-CHANGE THE SQUARE FOOTAGE ALLOWED FOR STORAGE BUILDING FROM 160 SQUARE FEET TO 576 SQUARE FEET FOR ACCESSORY STRUCTURE FOR A SINGLE FAMILY DWELLING UNIT. SECTION 14.10.4 ADD DIRECTOR OF DEVELOPMENT TO REVIEW AND

APPROVE THE RESTRICTIVE COVENANTS, RULES AND BYLAWS OF THE UNIT OWNERSHIP, AS PREPARED IN ACCORDANCE WITH THIS SECTION.

City Attorney Doug Harpool asked if anyone wished to speak in favor or opposition. No one spoke. Doug recommended the Public Hearing be closed.

SPECIAL RECOGNITION (AWARDS, CERTIFICATES AND HONORS)

No special recognition at this time.

Mayor Jamie Schoolcraft called the meeting to order.

City Clerk, Kathy Blakemore called roll call, Aldermen Gugel-present, Aldermen Hood-present, Mayor Schoolcraft-present, Aldermen O'Quinn-present, and Aldermen Amodeo-present.

Agenda Amendments/Approval of agenda

Mayor Jamie Schoolcraft stated that item #6 and #7 needed to be switched in order to let Gary Weber get on his way home due to the weather. Also, Aldermen O'Quinn stated that he would like to add discussion about the Community Building rental fee to the agenda. Karen stated she was going to discuss that issue during her financial report.

Motion made by Charlie Gugel with second by Paul Hood to approve the agenda with the amendments listed above. All votes yes. Motion carried.

Minutes 11/26/07

Motion made by Gordon O'Quinn with second by Louie Amodeo to approve the minutes of the regular meeting on November 26th, 2007. All votes yes. Motion carried.

Citizen Input

None

Gary Weber-Wellhead Protection Plan

Gary Weber presented the draft of the Wellhead Protection Plan. Board will review the plan and vote on it at a later date.

Kirk Reisner/Insurance bids

Kirk Reisner with Advisor Insurance presented insurance packages. The two proposed policies that the city received were from MOPERM, and Missouri Rural Services Corp. Board will review packages and vote on at a later date.

Financial Report

Karen requested approval to pay the outstanding bills.

Motion made by Charlie Gugel with second by Louie Amodeo to approve to pay the outstanding bills. All votes yes. Motion carried.

Karen presented bid for duct cleaning for the Recreation Center. The bid was in the amount of \$5,030.00. After some discussion the board took no action on this issue.

Board discussed rental of the Community Building. Mayor suggested that the city get some other cities policies to see how they rent out their facilities. City staff will do some research and discuss at a later date.

Karen presented bid for a drop box for utility bills in the amount of \$940.00. **Motion** made by Louie Amodeo with second by Paul Hood to approve the purchase of the drop box in the amount of \$940.00. Charlie Gugel-yes. Paul Hood-yes. Louie Amodeo-yes. Gordon O'Quinn-no. Motion carried.

Randy Brown, Director of Development requested approval to purchase a flow meter in the amount of \$5,290.50. After some discussion **motion** was made by Paul Hood with second by Gordon O'Quinn to approve the purchase of a flow meter in the amount of \$5,290.50. All votes yes. Motion carried.

Police Report

Chief of Police, Tom McClain discussed the Monthly Statistical Report. Also, the Willard PD and Mayor Schoolcraft participated in SIFE City (an organization designed to help young people achieve their dreams through free enterprise education). The new police car has been picked up and should be in service by mid-January. Senior Patrol Officer Bob Bell scored 100% on his Field Training Officer Final Exam at the Missouri State Highway Patrol Academy. The Charity Boxing 2008 will likely be shared with Project Graduation. The school postponed their meeting due to the weather and will be scheduled at a later date. The Willard PD is helping to develop a new Parks and Recreations Boxing Program targeting Jr. High students.

Development Report

Randy Brown, Director of Development stated that Longview and Stone Creek Subdivision are in process. Also Goodwin Realtors have contacted the city concerning a business prospect who would like to locate at highway 160 and AB Highway. It would be a construction equipment sales business. Randy has also met with Jack Webster concerning the possibility of another building being constructed between St. Johns Clinic and the Prairie View Center.

Randy introduced Raymond Hopper the new building inspector. Raymond stated that he also was building inspector for the cities of Ash Grove, Fair Grove, Strafford, and Walnut Grove. Raymond briefly discussed his process for being inspector for the City of Willard.

Public Works Report

Charlie Jones Director of Public Works stated that the city will meet the deadline on the concession stand at the new park. The painting and installing the plumbing fixtures is all that is left to do.

Emergency Management

Stacy Winters, Emergency Management Director stated that the City of Willard missed a big bullet. The ice storm was very minor for the City of Willard this time. ADD's should be online by the first of the year.

Community Service Report

Kerri Gates, Director of Parks and Recreations stated that the basketball and cheerleading programs are going very well. The last week is next Monday and Tuesday. After the holidays it will start up January 7th. 200 participants are enrolled at this time. Winter Break camp registration is on going. Adult basketball registration is about to come out. Also Kerri has been working on the new boxing program with the chief. Chief and the Major Thomas are going to put on a personnel safety seminar, a self defense class, over at the police station.

West Ridge Subdivision Sketch Plan PDD

Motion made by Paul Hood with second by Charlie Gugel to approve the West Ridge PDD Sketch Plan. All votes yes. Motion carried.

Amendments to the Land Development Regulations & Design Standards

The following amendments were proposed:

- a. Design Standards for Public Improvements, Section 2.3.2 (*items in bold will be added*)-Driveway approaches shall be constructed of Portland concrete **where concrete curb and gutter exists** and shall be six (6) inches thick.
- b. Land Development Regulations, Section 6.1.3 (*strikeouts will be deleted, items in bold will be added*)-Structures for storage incidental to a permitted use, provided no such structure that is accessory to a residential building shall exceed ~~one hundred sixty (160)~~ **five-hundred-seventy-six (576)** square feet in gross floor area.
- c. Land Development Regulations, Section 14.10.4 (*items in bold will be added*)-The **Director of Development**, City Administrator and the City Attorney shall review and approve the restrictive covenants, rules and bylaws of the unit ownership, as prepared in accordance with this section.

Planning & Zoning recommended approval for all of the amendments listed above.

BILL NO. 07-44

ORDINANCE NO. 071210

AN ORDINANCE ADOPTING AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS AND DESIGN STANDARDS FOR THE CITY OF WILLARD, MISSOURI; REPEALING OR AMENDING INCONSISTENT ORDINANCES AND PROVIDING FOR PENALTIES FOR VIOLATION HEREOF.

First reading by City Clerk, Kathy Blakemore.

Motion made by Louie Amodeo with second by Paul Hood to approve the first reading. Charlie Gugel-yes. Paul Hood-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

Ordinance-Boundary Agreement with the City of Springfield

Mayor and City Attorney Doug Harpool stated that after several meetings with the City of Springfield we finally have an agreement with the City of Springfield concerning the boundaries of the Willard growth area.

BILL NO. 07-45

ORDINANCE NO. 071210A

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILLARD TO SIGN THE BOUNDARY AGREEMENT WITH THE CITY OF SPRINGFIELD.

First reading by City Clerk, Kathy Blakemore.

Motion made by Charlie Gugel with second by Gordon O'Quinn to approve the first reading. Charlie Gugel-yes. Paul Hood-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

Ordinance-Amendment to the 2004 Wastewater Agreement with the City of Springfield

BILL NO. 07-46

ORDINANCE NO. 071210B

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF WILLARD TO SIGN THE AMENDMENT TO THE 2004 WASTEWATER AGREEMENT WITH THE CITY OF SPRINGFIELD.

First reading by City Clerk, Kathy Blakemore.

Motion made by Louie Amodeo with second by Gordon O'Quinn to approve the first reading. Charlie Gugel-yes. Paul Hood-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

Park Board Appointments

Mayor Jamie Schoolcraft recommended Jeanna Hood, Pat Lloyd, and Andy Killingsworth to be appointed to the Park Board.

Motion made by Gordon O'Quinn with second by Charlie Gugel to appoint Jeanna Hood, Pat Lloyd, and Andy Killingsworth to the Park Board. Charlie Gugel-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. Paul Hood-abstained. Motion carried.

Old Business

None

Mayor Jamie Schoolcraft stated that the board would be going into closed session pursuant to Chapter 610.021 #1, #2, and #3.

Motion made by Gordon O'Quinn with second by Paul Hood to close the open meeting and go into closed session. All votes yes. Motion carried.

Meeting adjourned.

Kathy Blakemore, City Clerk