

CITY OF WILLARD
BOARD OF ALDERMEN
APRIL 9TH, 2007
7:00 P.M.

Board present: Mayor Jamie Schoolcraft, Aldermen Charles Whitehead, Aldermen Bill Caplinger, Aldermen Gordon O'Quinn, and Aldermen Louie Amodeo.

Also in attendance: City Administrator, Fred Gress; City Clerk, Kathy Blakemore; Municipal Court Clerk, Linda Murray; CFO, Karen Robson; Director of Development, Randy Brown; Director of Public Works, Charlie Jones; Director of Parks and Recreations, Kerri Gates; Emergency Management Director, Donna Gordon; Chief of Police, Tom McClain; Officer Bob Bell; Planning & Zoning Executive Secretary, Lucille Murray; Planning & Zoning Chairmen, Dale Duvall; Planning & Zoning member Valorie Simpson; Aldermen Gordon O'Quinn, City Operator, Tami Cobb; and City Attorney, Ken Reynolds.

Guest present: Sabra Johnson, Mary Johnson, Heidi Laschanky, Sabra Lachanky, Mr. Taylor, Melissa Taylor, Zak Taylor, Nik Taylor, Joe and Barbara Cosby, Angela Seelye, Ramon Seelye, Mike Painter, Ellen Painter, Stone Tackson, Steve Peterson, Keith Logan, Esther Peterson, Laura Scott, Evans Ross, Kate Gould, Bill Tropepe, Kirk Reisner, John O'Quinn, Tony & Melissa Smith & girls, Rich & Beckie Hime, Doug Rayl, and Andy Lockie.

Nik Taylor led the Pledge of Allegiance.

Special Recognition (Awards, Certificates, and Honors)

Chief of Police Tom McClain presented Nik Taylor with the Character Attribute Award for "Trustworthiness". Nik is a student at the intermediate school.

Swear/Affirm in Newly Elected Officials

City Clerk Kathy Blakemore swore in Jamie Schoolcraft, the new Mayor for the City of Willard, for a two year term.

City Clerk Kathy Blakemore swore in Louie Amodeo, for Ward II Aldermen for the City of Willard, for a two year term.

City Clerk Kathy Blakemore swore in Bill Caplinger, for Ward I Aldermen for the City of Willard, for a two year term.

Elect Mayor Pro-Tem, and Board of Aldermen to serve on P&Z Board

Motion made by Charles Whitehead with second by Bill Caplinger to elect Bill Caplinger as Mayor Pro-Tem. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-no. Louie Amodeo-no. Mayor Jamie Schoolcraft-no. Motion fails.

Motion made by Gordon O'Quinn with second by Louie Amodeo to elect Louie Amodeo as Mayor Pro-Tem. Charles Whitehead-yes. Bill Caplinger-no. Gordon O'Quinn-yes. Louie Amodeo-yes. Motion carried.

Motion made by Bill Caplinger with second by Gordon O'Quinn to elect Charles Whitehead to serve on the Planning & Zoning Board. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

City Attorney Ken Reynolds OPENED THE PUBLIC HEARING TO CONSIDER THE REQUEST FOR ZONING CHANGE (REZONING) FOR JOSEPH M. HESTAND, 818 S. MILLER ROAD, TO REZONE FROM R-1 TO R-2 CLASSIFICATION.

Ken asked if anyone wished to speak in favor or opposition.

Esther Peterson: Hi, I'm Esther Peterson. I live at 817 S. Miller Road right directly across from where the 818 is. Been here twice now and now back to you folks. The first comment I want to make is that the bible was used which I was very impressed, and also still here in this United States of America. But I did see some integrity also setting up there which some of you folks are new. But I want to talk about is that development of that area is like spot zoning. Well it's not like, it is spot zoning. And I am really against it because about the time that you start putting in duplexes or a whole bunch of houses which was thought of last week, or whenever it was a couple weeks ago. That it's going to bring the property down. There is a bad water runoff just to the second house on that same side of the street. The narrow roads, which everybody is very familiar with. We also know that, we have a wonderful community right in there and it sure would be nice to keep it that way. Also I don't know how many now but I know there was nine (9) pedophiles in this little area right over there. I don't know how many is there now but I do know that up the street there happens to be one up in that area. We put in duplexes in there we're going to have, if you had eight duplexes what they were talking about before the gentlemen that you would have at least sixteen (16) cars coming out of there to twenty (20) something cars coming out of that little teeny spot right there. And then eventually because riff-raff starts going and coming, coming and going in those little duplexes like that and pretty soon you going to have nothing but one big trash can there. And then peoples going to start selling there homes. You're going to have really a disastrous mess there. That's how I feel about it and I hope that you will keep it in the zone one (1) just like it is and not change it to the zone two (2). Thank you so much.

Ken asked if anyone else wished to speak in favor or opposition.

Doug Rayl: I'm Doug Rayl and I live on Covington Street. And my property goes against that property that we're talking about. And I too wish to express my concern about having an R-2 zoning issue here because well she said a lot of it right there. The traffic, the fact that it is going to really reduce our property values. Some other people have talked before about the significant percent of property value reduction about changing it from R-2 to R-1. I know myself and several other neighbors have been told

that nothing was ever going to be developed back there because the way the property was set. That's one of the reasons why I chose there. I wanted to move to Willard but the particular reason why I picked that spot, one of the reasons was because it had that nice area behind me where there were no houses and you know, it was guaranteed, at least I was told it was not going to have any development back there. And the main concern I have is the property values because I know that my property value is continuing to go up. Of course that means higher taxes. But I also do not want it to go down. It will be harder and harder to sell. And it will affect not just the neighborhood that I live in, but all the ones that are in adjacent. We have an extreme drainage problem out there. Also where we were told about the R-2 zoning there were a lot, what if's. You know there was well we may put in shrubby for to kind of block it off. Or we may put in a fence. Or we may have this, we may have a certain amount of units. Or we may have a certain amount of other units. I mean you know there is just too many if's. And if we were going to vote on this and I would want it to have a lot of ok this is exactly what were going to do but legally they could put in nine (9) possibly ten (10) because it's 1.97 acres there. And you can put in five (5) per acre which means, depends on how they round it off, they could have ten (10) units. First of all if you have ever looked I don't see how you could put that many in. Even five (5), I don't see how they could put that many in. Either way it's going to just squish all those houses in there and it's just going to be a mess. And it's going to, even if the R-2 that part itself would not devalue just how all crammed in there together is going to devalue our properties. Thank you.

Ken asked if there were any additional comments or questions.

Bill Tropepe: Hello, I'm Bill Tropepe. Just, and I don't live there or anything but that's just mostly R-1 all around there. And it's a nice neighborhood. And I'd like to see it stay that way. There is plenty of R-2 development land out there if someone wants to do duplexes. There is lots of land ear marked for R-2 and R-3. I don't think just putting it in the middle of a neighborhood fits right. Thank you.

Ken asked if there were any additional comments or questions.

Andy Lockie: Hi. My name is Andy Lockie, I'm representing the Cedar Ridge Homeowners Association which is the community that borders onto that property. I won't repeat all the reasons you've already heard. I think they are all good enough reasons. The other thing I'd like to emphasize is you know we're all struggling with growth and how to take care of growth. And I think we have to be careful about responsible growth. I've become aware that there is already approval for ninety-nine (99) homes that's near that property already that's going to impact Miller Road. Miller Road is already kind of a hazardous situation. I've had a number of neighbors comment about being runoff. So to put this area right off on Miller Road whatever if it's five (5) or ten (10) you multiply that by two (2) and we all know the math there. Again there is areas for R-2 and we should keep it that way and I think the Planning and Zoning particularly pointed out the spot zoning not to do it. So I would appreciate your support on that. Thank you.

Ken asked if there were any additional comments or questions.

Richard Hime: My name is Richard Hime and I also border the property to the North of that. We were told and confirmed that the property values of our houses would go down if they put duplexes in there. And all the neighbors around there are against it cause it's spot zoning. Thank you.

Ken asked if there were any additional comments or questions. No one spoke. Ken closed the Public Hearing.

Mayor Jamie Schoolcraft called the meeting to order.

Agenda Amendments/Approval of agenda

Mayor Jamie Schoolcraft stated that he would like to add to the agenda an appointment to the P&Z board.

Motion made by Bill Caplinger with second by Gordon O'Quinn to approve the agenda with the amendment listed above. All votes yes. Motion carried.

Minutes 03/12/07

Motion made by Gordon O'Quinn with second by Charles Whitehead to approve the minutes of the Regular meeting on March 12th, 2007. All votes yes. Motion carried.

Citizens Input

John O'Quinn, 512 Truman, Fox Creek Subdivision, discussed Section 3.23.11 in the Land Development Regulations. This section refers to protest against a rezoning amendment. John presented a petition with 21 signatures of Fox Creek residence. These residents are against the rezoning of property located north of Fox Creek, from R-1 to C-2 classification.

Financial Report

Karen requested approval of the January and February financial statements. Karen stated that the reason why there were two months is because she failed to put January in the last month packet.

Motion made by Charles Whitehead with second by Gordon O'Quinn to approve the January and February financial statements. All votes yes. Motion carried.

Motion made by Gordon O'Quinn with second by Charles Whitehead to approve the outstanding bills. All votes yes. Motion carried.

The city received three bids for a new lawn mower. Larson Farm & Lawn in the amount of \$13,855.59; Diamond Edge in the amount of \$12,300.00; and Ozark Power Center in the amount of \$11,839.00. **Motion** made by Charles Whitehead with second by Bill Caplinger to approve the bid from Ozark Power Center in the amount of \$11,839.00. All votes yes. Motion carried.

Karen stated that the former Mayor approved the renewal of the employee health insurance as an emergency purchase. The previous insurance expired on March 31st, 2007. Bids were taken from numerous companies and the best renewal price was with Principal Financial Group with a cost of \$285.92 per employee. Dental insurance will

remain with Delta Insurance at \$26.05 per employee. Vision insurance is still with VSP at \$11.81 per employee. VSP renews every two years. Karen requested approval to purchase 25 city flags. Cost plus shipping-\$1179.06. Aldermen Gordon O'Quinn asked what the \$75.00 reactivation charge was. Karen stated that this was probably because we have not ordered city flags for two (2) years. **Motion** made by Bill Caplinger with second by Charles Whitehead to approve to purchase 25 city flags in the amount of \$1179.06. All votes yes. Motion carried.

Police Department Report

Chief of Police Tom McClain discussed Monthly Statistical Report. Total incidents for the month of March was 425. Felonies-11, Misdemeanors-40, Infractions-147, Other services-233, HBO (Handled by Officer)-265. Last month the city hired Nathan Kelley. \$75 was donated to D.A.R.E. by Sheila Livgren. April 26th will be the last D.A.R.E. graduation for this year at the intermediate school. (112 students) April 28th, at 7:00 p.m. Charity Boxing will be at the Willard Middle School. Last month the Willard Police Department received \$7,134.54 from a DEA drug case. Officer Bob Bell was the patrolman on that evening. Chief requested approval to purchase firearms (Glock 23) for the Willard Police Officers with the funds listed above.

Motion made by Charles Whitehead with second by Bill Caplinger to purchase the firearms for the Willard Police Officers in the amount of \$5,382. All votes yes. Motion carried.

Chief requested approval to purchase a ceiling mount projector for the new training room in the amount of approximately \$2,100. (funds will also be from the DEA drug case)

Motion made by Charles Whitehead with second by Louie Amodeo to purchase the projector in the amount of approximately \$2,100. All votes yes. Motion carried.

Emergency Management

Emergency Management Donna Gordon stated that March 13th, was the State-wide tornado drill. Donna spoke at the Chamber luncheon on this issue that day. A.W.A.R.E. fair is scheduled for April 14th from 10:00 to 2:00 p.m. April 21st is scheduled for CERT refresher class at the Recreation Center. Donna has completed "Principles of Emergency Management" and "Exercise Design and Evaluation". These two courses are required in order to continue to receive funding from SEMA. Emergency Management received a donation check from a citizen that was a resident that stayed at the Warming Shelter during the ice storm, in the amount of \$500.00. Donna attended a four corner emergency management seminar that discussed mutual aid agreements around our state.

Public Works

Charlie Jones Director of Public Works stated that they have repaired three (3) water leaks this month. These leaks were in the old two inch waterlines. Charlie stated that most of Public Works time has been picking up storm debris from the ice storm. The citizens did a great job at getting their debris to the right of way, and Public Works did a great job at picking up all of the debris. Charlie attended the Missouri Rural Water Conference in Springfield.

Development Report

Randy Brown Director of Development stated that he has been working a lot on the infill for the Willard Police Department. Randy stated that the infill should be done in approximately one month, six weeks at the latest.

Longview Subdivision and Stone Creek have started construction. Stoneridge Subdivision has started construction on three (3) homes. Cardinal Hills was recommended by P&Z for approval. North Brook Apartments are coming along. The first apartment is being sheet rocked. The parking lot is being placed. Apartment two (2), framing is complete. Apartment number three (3) the first floor is being constructed.

Community Services Directors Report

Director of Parks & Recreations Kerri Gates stated that youth volleyball, and youth soccer programs are both in progress. 130 in youth volleyball, and 334 youth in soccer. Ken-Kar stated last week. Softball and Baseball registration deadline is Friday. Working on getting the swimming pool ready, and hiring lifeguards. Pepsi Pitch, Hit, & Run is a new program to began on April 22nd. This is a free event for kids 7-14. Adult volleyball registration just started. Summer Camp registration starts April 30th. The new Soccer Park is underway. Rock has almost all been removed and hopefully irrigation will be installed next week.

Appointments

Mayor Jamie Schoolcraft recommended Valorie Simpson to the Planning and Zoning Commission. **Motion** made by Louie Amodeo with second by Gordon O'Quinn to appoint Valorie Simpson to Planning and Zoning Commission. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

Mayor Jamie Schoolcraft stated that he would like to represent the City on the OTO board. **Motion** made by Louie Amodeo with second by Gordon O'Quinn to approve the Mayor to represent the city on the OTO board. All votes yes. Motion carried.

Request for rezoning R-1 to R-2 for Joseph M. Hestand

BILL NO. 07-13

ORDINANCE NO. 070409

AN ORDINANCE REZONING REAL ESTATE IN THE CITY OF WILLARD FROM R-1 TO R-2 CLASSIFICATION.

First reading by City Clerk, Kathy Blakemore.

Motion made by Gordon O'Quinn with second by Bill Caplinger to deny the request for rezoning from R-1 to R-2 for Joseph M. Hestand. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

Cardinal Hills Final Plat

BILL NO. 07-13

ORDINANCE NO. 070409

AN ORDINANCE TO ACCEPT THE FINAL PLAT OF CARDINAL HILLS AS AN ADDITION TO THE CITY OF WILLARD, GREENE COUNTY MISSOURI.

First reading by City Clerk, Kathy Blakemore.

Motion made by Charles Whitehead with second by Bill Caplinger to approve the first reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

Second reading by City Clerk, Kathy Blakemore.

Motion made by Bill Caplinger with second by Charles Whitehead to approve the second reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

Cardinal Hills Subdivision into Sewer District

BILL NO. 07-14

ORDINANCE NO. 070409A

AN ORDINANCE APPROVING THE FOLLOWING DESCRIBED PROPERTY OWNED BY RICHARD AND DEBRA KRAMER (CARDINAL HILLS SUBDIVISION) TO BE BROUGHT INTO SPECIAL SEWER DISTRICT ON THE CITY OF WILLARD.

First reading by City Clerk, Kathy Blakemore.

Motion made by Bill Caplinger with second by Charles Whitehead to approve the first reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

Second reading by City Clerk, Kathy Blakemore.

Motion made by Charles Whitehead with second by Gordon O'Quinn to approve the second reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-yes. Louie Amodeo-yes. All votes yes. Motion carried.

Hughes Road Box Culvert Replacement

Motion made by Charles Whitehead with second by Bill Caplinger to approve the replacement of the box culvert on Hughes Road. (project approximately \$50,000) All votes yes. Motion carried.

Debris Clean-up finalizing with FEMA

City Administrator Fred Gress stated that the citizens have done a very good job of cleaning up their front yards. Some people still have debris in backyards. Fred stated that this can be considered as a nuisance due to this being a public health and safety issue.

Joint meeting with School Board

City Administrator Fred Gress stated that we have in the past had a meeting with the School Board. Fred requested some dates to set up a future meeting with the school.

Establishing two regular meetings per month

Motion made by Louie Amodeo with second by Charles Whitehead to approve establishing two regular Board of Aldermen Meetings per month. All votes yes. Motion carried.

Expanding to three wards, and two more aldermen

This issue was discussed prior to the election. Fred stated that city staff is working on this issue. Fred asked the board if they were in favor of expanding to three wards. Board agreed to continue the process.

Utility Billing Format

Request approval to lease a folding machine with a five (5) year maintenance plan, in the amount of \$263.00 per month, to allow the water bills to be changed from a post card style to a full page bill. **Motion** made by Gordon O'Quinn with second by Louie Amodeo to approve the lease listed above. All votes yes. Motion carried.

Meadows Progress

Fred presented a request from the County Commissioners requesting that the City of Willard annex certain county roads in the Meadows Service Area.

Request approval from the Board of Aldermen to request the Planning & Zoning Commission to set a Public Hearing to annex the right-of-ways in the Meadows Service area.

Motion made by Charles Whitehead with second by Gordon O'Quinn to request the Planning and Zoning Commission to set a Public Hearing to consider the annex of right-of-ways in the Meadows Service area. All votes yes. Motion carried.

Fred requested approval to set a meeting on Monday 16th, 2007 to discuss the Meadows Water District. Board agreed.

Public Service Center/Joint project with Willard Fire Department

City Administrator Fred Gress requested approval to hire GSN to start the process for a Public Service Center. The city would pay \$12,500 and the Fire Department would pay \$7500.

Motion made by Bill Caplinger with second by Charles Whitehead to approve the city funding \$12,500 to start the process of a Public Service Center. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-no. Louie Amodeo-yes. Motion carried.

City Hall Remodeling/Police Department Infill

City Administrator Fred Gress requested approval to get bids to remodel the council chambers to make additional office space.

Motion made by Charles Whitehead with second by Bill Caplinger to get bids to remodel the council chambers to make additional office space. All votes yes. Motion carried.

101 Southview

Several weeks ago this location had a fire. The structure was not totaled by the insurance company. The insurance company is required by ordinance to deposit 10% of the final settlement with the city. That 10% is made to allow the house to be brought back to

code. This structure has been determined a nuisance by the former mayor. Fred requested approval for the new board to support that designation.

Motion made by Gordon O'Quinn with second by Charles Whitehead to support the determination that 101 Southview is a nuisance. All votes yes. Motion carried.

Old Business

None

Aldermen Gordon O'Quinn stated that the board was presented with a petition tonight and what is the next step.

City Attorney Ken Reynolds stated that what the petitioners are wanting to do, they cannot do. They are misconstruing that section of the Land Development Regulations. Ken stated that that section deals with the time the board was presented with the rezone. The issue has already been voted on.

Motion made by Charles Whitehead with second by Bill Caplinger to adjourn meeting. All votes yes. Motion carried.

Meeting adjourned.

Kathy Blakemore, City Clerk