

CITY OF WILLARD
BOARD OF ALDERMEN
JANUARY 8TH, 2007
7:00 P.M.

Board present: Mayor Thomas J. Keltner; Aldermen Charles Whitehead; Aldermen Bill Caplinger; Aldermen Gordon O'Quinn; and Aldermen Richard Simpson.

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 Emergency Management, Donna Gordon; Sports Coordinator, Kerri Bauer; and Planning & Zoning Executive Secretary, Lucille Murray.

Guest present: Marvin Woods, Lori Evans, Ronnie Evans, Kim Evans, Kayley Evans, Karen Choate, and Brenda Keltner.

Mayor Thomas J. Keltner led the Pledge of Allegiance.

Special Recognition (Award, Certificates and Honors)

Mayor Thomas J. Keltner presented City Administrator Fred Gress and his grandsons, Dontee', Tyler, and Taylor, a Certificate for volunteering for picking up limbs for Senior Citizens.

Chief of Police Tom McClain presented Kayley Evans with a Certificate, Character of Attribute, for Attitude.

City Attorney Ken Reynolds opened the PUBLIC HEARING TO CONSIDER THE REQUEST FOR ZONING CHANGE (REZONING) FOR KAREN SUE (BRANTLEY) CHOATE, 401 S. MILLER ROAD, TO REZONE FROM R-2 TO C-2 CLASSIFICATION.

Karen Choate: My name is Karen Choate and I own the property at 401 S. Miller Road. I recently married in September and moved out of the home my grandfather built. Just as changes have taken place in my life so has changes taken places in the town of Willard with its growth. With that in mind it was recommended by my realtor to request a rezoning of my property on the busy corner of Miller and Knight Street. After researching the traffic pattern and the proximity of the location and the area that is mostly zoned commercial he has advised me the highest and best use of the property to be rezoned C-2 Classification in order to utilize it to it's fullest value. Thank you for your consideration.

Mayor asked if there were any questions from the board. No questions.

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

City Attorney Ken Reynolds opened the PUBLIC HEARING TO CONSIDER THE PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN LAND USE MAP.

Ken asked if anyone wished to speak in favor or opposition. No one spoke. Ken closed the Public Hearing.

Mayor Thomas J. Keltner called the meeting to order. Mayor stated that the board would be following Roberts Rules of Order.

Agenda Amendments/Approval of agenda

Motion made by Richard Simpson with second by Gordon O'Quinn to approve the agenda. All votes yes. Motion carried.

Minutes 12/11/06 & 12/19/06

Motion made by Gordon O'Quinn with second by Bill Caplinger to approve the minutes of the Regular Meeting on December 11th, 2006. All votes yes. Motion carried.

Motion made by Charles Whitehead with second by Bill Caplinger to approve the minutes of the Special Meeting on December 19th, 2006. All votes yes. Motion carried.

Citizen Input

Kim Haase stated that the construction of McDonalds is getting really close to being done. Tentatively Monday the 29th, 4:00 to 6:00 p.m. they are going to have a V.I.P party. Open invitation to the Board, Planning & Zoning, City Staff, and the Police Department. The Grand Opening will be at 8:00 a.m. on Tuesday morning the 30th. Dan the owner of McDonalds would like to donate \$200 or \$300 dollars to a local charity. Kim stated that he would probably match it. Kim asked the board if they had any suggestions on who to donate to. Aldermen Bill Caplinger stated Willard's Charitable Foundation.

Financial Report

Motion made by Bill Caplinger with second by Gordon O'Quinn to approve the November financial statements. All votes yes. Motion carried.

Karen asked if anyone had any questions on the December Financial Statements. Mayor Thomas J. Keltner asked in the disbursement journal what was the \$150.00 for field trip for? Karen stated that the Parks Department has field trips for day camp. The day camp was over Christmas break when school was not in session. Mayor asked what the city used Anderson Engineering in the amount of \$750.00. Karen stated that she would have to go and pull the bill. Mayor said for her or Fred to just e-mail him after they found out. Mayor asked what was MVE. Karen stated that was Missouri Vocational Enterprises where we got our signs from.

Motion made by Charles Whitehead and second by Bill Caplinger to approve to pay the outstanding bills. All votes yes. Motion carried.

Bids-4 wheel drive loader/backhoe

The city received three bids, Fabick-\$68,148.00, trade in value-\$12,000.00; Murphy-\$74,937.00, trade in value-\$10,000.00; Case-\$63,578.00, trade in value-\$15,500.00.

Motion made by Richard Simpson with second by Bill Caplinger to approve the bid from Case in the amount of \$63,578.00 with trade in value \$15,500.00. All votes yes. Motion carried.

Irrigation System for the Willard Soccer Field Complex

The Irrigation System for the new Willard Soccer Field Complex was approved in the amount of \$23,500.00. The irrigation system has been increased to approximately 5 acres. The bid is now \$30, 500.00 and the city is requesting approval for this amount. Fred Gress City Administrator stated that the city can get full size fields on the property and the irrigation system needs to be increased.

Motion made by Bill Caplinger with second by Charles Whitehead to approve the Irrigation System bid in the amount of \$30,500.00. All votes yes. Motion carried.

Questions for Department Heads

Aldermen Richard Simpson asked Director of Public Works Charlie Jones why the waterworks had a 20% shortage in November and 1% in December. Charlie stated that last month the Public Works Department flushed a lot of lines.

Aldermen Bill Caplinger asked Chief of Police why we haven't received the police car yet. Chief stated that they told him that it was because the car was two toned.

Request for rezoning R-2 to C-2, 401 S. Miller Rd.

BILL NO. 07-01

ORDINANCE NO. 070108

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

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. Richard Simpson-yes. All votes yes. Motion carried.

Second reading by City Clerk, Kathy Blakemore.

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

Amendment to the Comprehensive Plan-Land Use Map

BILL NO. 07-02

ORDINANCE NO. 070108A

AN ORDINANCE AMENDING THE 1999 COMPREHENSIVE PLAN LAND USE MAP FOR THE CITY OF WILLARD, AS ADOPTED BY THE WILLARD PLANNING AND ZONING COMMISSION, TO BE KNOWN AND

DESIGNATED AS THE “WILLARD COMPREHENSIVE PLAN LAND USE MAP.”

First reading by City Clerk, Kathy Blakemore.

Motion made by Richard Simpson with second by Bill Caplinger to approve the first reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O’Quinn-yes. Richard Simpson-yes. All votes yes. Motion carried.

Second reading by City Clerk, Kathy Blakemore.

Motion made by Gordon O’Quinn with second by Charles Whitehead to approve the second reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O’Quinn-yes. Richard Simpson-yes. All votes yes. Motion carried.

Developer/Neighborhood Meetings

BILL NO. 07-03

ORDINANCE NO. 070108B

**AN ORDINANCE ESTABLISHING A POLICY FOR
DEVELOPER/NEIGHBORHOOD MEETINGS WITHIN THE CITY OF
WILLARD, GREENE COUNTY, MISSOURI.**

First reading by City Clerk, Kathy Blakemore.

Motion made by Richard Simpson with second by Bill Caplinger to approve the first reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O’Quinn-yes. Richard Simpson-yes. All votes yes. Motion carried.

Second reading by City Clerk, Kathy Blakemore.

Motion made by Gordon O’Quinn with second by Bill Caplinger to approve the second reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O’Quinn-yes. Richard Simpson-yes. All votes yes. Motion carried.

Amendment to Land Development Regulations-PDD

BILL NO. 07-04

ORDINANCE NO. 070108C

**AN ORDINANCE ADOPTING AN AMENDMENT 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 Gordon O’Quinn with second by Bill Caplinger to approve the first reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O’Quinn-yes. Richard Simpson-no. Motion carried.

Second reading by City Clerk, Kathy Blakemore.

Motion made by Bill Caplinger with second by Gordon O'Quinn to approve the second reading. Charles Whitehead-yes. Bill Caplinger-yes. Gordon O'Quinn-yes. Richard Simpson-no. Motion carried.

Old Business

Aldermen Bill Caplinger stated that the city had less than a year on the grant for the soccer fields. Bill said that he realizes that Public Works is busy but we need to be working on the fields due to the deadline. Also Bill wanted it on the record that if we have to pay any of that grant back next year he will be upset. Fred stated that the city has a list on what they need to do. The irrigation system has taken longer than they had expected.

City Administrator Fred Gress stated that the North-South Corridor's final hearing is January 9th, 2007 at the Recreation Center. Also, the city will be advertising for a Code's Officer. Also the steel studs and drywall for the Police Department infill will cost in the amount of \$4,844.98. Randy and Steve are going to do the steel stud installation.

Mayor Thomas J. Keltner stated that the board would be going into closed session for legal and personnel issues.

Motion made by Bill Caplinger with second by Gordon O'Quinn to closed the open meeting. All votes yes. Motion carried.

Meeting adjourned.

Kathy Blakemore, City Clerk