

CITY OF WILLARD, MISSOURI

224 W. Jackson Street P.O. Box 187 Willard, MO 65781 417-742-3033 417-742-3080 Fax



MEETING AGENDA AND PACKET

BOARD OF ALDERMEN

Regular Meeting

November 9, 2020

7:00 p.m.

Willard Community Bldg

220 W. Jackson

Mayor

Corey Hendrickson

Board Members

Clark McEntire

Donna Stewart

Sam Baird

Samuel Snider

Larry Whitman-Mayor Pro-Tem

www.cityofwillard.org

**CITY OF WILLARD
BOARD OF ALDERMEN
REGULAR MEETING
November 9, 2020
7:00 P.M.**

Posted November 4, 2020.

Notice is hereby given that the City of Willard, Missouri, Board of Aldermen will conduct a meeting at **7:00 p.m.** November 9, 2020 at the Willard Community Building, 220 W. Jackson.

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.”

- a. Minutes from regular meeting October 26, 2020.
- b. October/November 2020 Outstanding Invoices, Check and Draft Paid Invoices.
- c. Department Head Reports.
- d. Board Attendance Report.

- 4. Discussion/Vote on current Outstanding Invoices, draft and Check Paid Invoices for October/November 2020.**
- 5. Citizen Input.**
- 6. Public Hearing for Hoffman Hills Subdivision.**
- 7. Discussion/Vote on Hoffman Hills Sketch plan.**
- 8. Public Hearing on Stone Creek Phase 2 and 3 Preliminary Development.**
- 9. Discussion/Vote on Stone Creek Phase 2 and 3 Preliminary Development.**

10. **Ordinance approving the 2021 Proposed Park Fees. (1st Read) Discussion/Vote.**
11. **Ordinance calling for the regular election in the City of Willard, Missouri, for the purpose of having the qualified voters of said City elect one (1) Mayor, and three (3) Aldermen. (2nd Read) Discussion/Vote.**
12. **Ordinance accepting the Growing Together Agreement with the Missouri Highways and Transportation Commission. (1st & 2nd Read) Discussion/Vote.**
13. **New Business.**
14. **Unfinished Business.**
15. **Adjourn Meeting.**

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 417-742-5302.

Jennifer Rowe
City Clerk



Agenda Item# 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. Minutes from regular meeting October 26, 2020.
- b. October/November 2020 Outstanding Invoices, Check and Draft Paid Invoices.
- c. Department Head Reports.
- d. Board Attendance Report.

**CITY OF WILLARD
BOARD OF ALDERMEN
REGULAR MEETING
October 26, 2020
7:00 p.m.**

Staff present: City Administrator, Brad Gray; City Clerk, Jennifer Rowe; and Finance Director, Carolyn Halverson.

City Attorney Ken Reynolds was not present.

Citizens in attendance: Bethany Miller.

Call to Order.

Mayor Hendrickson called the meeting to order at 7:05 p.m.

Roll Call.

The City Clerk conducted the Roll Call. Alderman McEntire-present, Alderman Snider-present, Alderman Stewart-present, Alderman Whitman-present, Alderman Baird-present and Mayor Hendrickson-present.

Agenda Amendments/Agenda Approval.

Motion was made by Alderman Baird and seconded by Alderman McEntire to approve the Agenda. Motion carried with a vote of 5-0. Voting aye: Aldermen McEntire, Snider, Stewart, Whitman and Baird.

Consent Agenda.

Motion was made by Alderman Whitman and seconded by Alderman Stewart to approve the Consent Agenda. Motion carried with a vote of 5-0. Voting aye: Aldermen McEntire, Snider, Stewart, Whitman and Baird.

Discussion/Vote to approve current September/October 2020 Outstanding Invoices, Check and Draft Paid Invoices.

Motion was made by Alderman Whitman and seconded by Alderman McEntire to approve the current September/October 2020 Outstanding Invoices, Check and Draft Paid Invoices. Motion carried with a vote of 5-0. Voting aye: Aldermen McEntire, Snider, Stewart, Whitman and Baird.

Citizen Input.

None.

Proclamation for Willards fourth Annual Veteran's Day Parade.

Mayor Hendrickson read the Proclamation.

Proclamation recognizing the support for area Veteran's.

Mayor Hendrickson read the Proclamation.

Ordinance calling for the regular election in the City of Willard, Missouri, for the purpose of having the qualified voters of said City elect one (1) Mayor, and three (3) Aldermen.. (1st Read)

Discussion/Vote.

Mayor Hendrickson stated this was the yearly Ordinance needed for the Election coming up in April.

The City Clerk conducted the first read.

Motion was made by Alderman McEntire and seconded by Alderman Baird to call for the regular election in the City of Willard, Missouri, for the purpose of having the qualified voters of said City elect one (1) Mayor and three (3) Aldermen. Motion carried with a vote of 5-0. Voting aye: Aldermen McEntire, Snider, Stewart, Whitman and Baird.

New Business.

None.

Unfinished Business.

None.

Adjourn.

Motion was made by Alderman McEntire and seconded by Alderman Stewart to Adjourn. Motion carried with a vote of 5-0. Voting aye: Aldermen McEntire, Snider, Stewart, Whitman and Baird.

The meeting was adjourned at 7:21 p.m.

Jennifer Rowe, City Clerk

Corey Hendrickson, Mayor

**CITY OF WILLARD
BOARD OF ALDERMEN**



**AGENDA ITEM # 3B
FINANCE DEPARTMENT**

ACTION REQUIRED: APPROVAL REQUESTED

- **Outstanding Invoices – October & November 2020**



City of Willard, MO

Pending Expense Approval Report - 1

By Vendor Name

Post Dates 10/28/2020 - 11/3/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: CSC200 - CHRIS STRAW CONSULTING, LLC					
Vendor: CSC200 - CHRIS STRAW CONSULTING, LLC					
CHRIS STRAW CONSULTING, L	110220	11/03/2020	CONSULTING SERVICES - P&D	10-400-56400	255.00
Vendor CSC200 - CHRIS STRAW CONSULTING, LLC Total:					255.00
Vendor CSC200 - CHRIS STRAW CONSULTING, LLC Total:					255.00
Vendor: COMMGN - COMMERCE CREDIT CARD SERVICES					
Vendor: COMMGN - COMMERCE CREDIT CARD SERVICES					
COMMERCE CREDIT CARD SE	40966498	11/01/2020	LOFTIS SMALL ENGINE	30-800-71100	29.30
COMMERCE CREDIT CARD SE	00336G	11/03/2020	MOWER FUEL PUMP-PKS		
COMMERCE CREDIT CARD SE	6117505	11/01/2020	MENARDS MARKING PAINT, WELL #2 HEATER - WATER	20-600-52000	127.05
COMMERCE CREDIT CARD SE	00177G	11/03/2020	LINGO COMM LIFT STATION	20-700-61000	49.14
COMMERCE CREDIT CARD SE	00177G	11/03/2020	PHONE SERVICE - SEWER		
COMMERCE CREDIT CARD SE	00177G	11/03/2020	MENARDS DREMEL WHEELS, KEROSENE HEATER - W/S	20-600-52000	203.97
COMMERCE CREDIT CARD SE	00177G	11/03/2020	MENARDS DREMEL WHEELS, KEROSENE HEATER - W/S	20-700-52000	203.96
COMMERCE CREDIT CARD SE	01898G	11/03/2020	WILLARD WELL #1 HEATER - WATER	20-600-52000	14.99
COMMERCE CREDIT CARD SE	04477G	11/03/2020	MENARDS MEADOWS WELL #2 DEHUMIDIFIER - WATER	20-600-51000	169.99
COMMERCE CREDIT CARD SE	300002290	11/03/2020	GFOA - T FORSHEE	10-100-55800	50.00
COMMERCE CREDIT CARD SE	300002293	11/03/2020	MEMBERSHIP DUES - GEN		
COMMERCE CREDIT CARD SE	110120	11/03/2020	GFOA - C HALVERSON	10-100-55800	50.00
COMMERCE CREDIT CARD SE	110120	11/03/2020	MEMBERSHIP DUES - GEN		
COMMERCE CREDIT CARD SE	110120	11/03/2020	NEXTIVA TELEPHONE	10-100-61000	163.32
COMMERCE CREDIT CARD SE	110120	11/03/2020	EXPENSE - ALL DEPTS		
COMMERCE CREDIT CARD SE	110120	11/03/2020	NEXTIVA TELEPHONE	10-200-61000	163.32
COMMERCE CREDIT CARD SE	110120	11/03/2020	EXPENSE - ALL DEPTS		
COMMERCE CREDIT CARD SE	110120	11/03/2020	NEXTIVA TELEPHONE	10-250-61000	116.66
COMMERCE CREDIT CARD SE	110120	11/03/2020	EXPENSE - ALL DEPTS		
COMMERCE CREDIT CARD SE	110120	11/03/2020	NEXTIVA TELEPHONE	10-300-61000	116.66
COMMERCE CREDIT CARD SE	110120	11/03/2020	EXPENSE - ALL DEPTS		
COMMERCE CREDIT CARD SE	110120	11/03/2020	NEXTIVA TELEPHONE	10-400-61000	116.66
COMMERCE CREDIT CARD SE	110120	11/03/2020	EXPENSE - ALL DEPTS		
COMMERCE CREDIT CARD SE	110120	11/03/2020	NEXTIVA TELEPHONE	20-600-61000	163.32
COMMERCE CREDIT CARD SE	110120	11/03/2020	EXPENSE - ALL DEPTS		
COMMERCE CREDIT CARD SE	110120	11/03/2020	NEXTIVA TELEPHONE	20-700-61000	163.32
COMMERCE CREDIT CARD SE	110120	11/03/2020	EXPENSE - ALL DEPTS		
COMMERCE CREDIT CARD SE	110120	11/03/2020	NEXTIVA TELEPHONE	30-800-61000	163.33
COMMERCE CREDIT CARD SE	110120	11/03/2020	EXPENSE - ALL DEPTS		
COMMERCE CREDIT CARD SE	274070504	11/03/2020	GOTOMEETING VIDEO	10-100-57400	19.80
COMMERCE CREDIT CARD SE			CONFENCING SOFTWARE - GEN		
Vendor COMMGN - COMMERCE CREDIT CARD SERVICES Total:					2,084.79
Vendor COMMGN - COMMERCE CREDIT CARD SERVICES Total:					2,084.79
Vendor: BKM225 - DAVID BLAKEMORE					
Vendor: BKM225 - DAVID BLAKEMORE					
DAVID BLAKEMORE	110120	11/01/2020	CELL PHONE	20-600-61000	25.00
DAVID BLAKEMORE	110120	11/01/2020	REIMBURSEMENT - W/S		
DAVID BLAKEMORE	110120	11/01/2020	CELL PHONE	20-700-61000	25.00
DAVID BLAKEMORE	110120	11/01/2020	REIMBURSEMENT - W/S		
Vendor BKM225 - DAVID BLAKEMORE Total:					50.00
Vendor BKM225 - DAVID BLAKEMORE Total:					50.00

Pending Expense Approval Report - 1

Post Dates: 10/28/2020 - 11/3/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount	
Vendor: EZA150 - EZ AUTO						
Vendor: EZA150 - EZ AUTO						
EZ AUTO	035599	11/03/2020	PD CAR 6 FLAT REPAIR - LAW	10-200-71000	15.00	
					Vendor EZA150 - EZ AUTO Total:	15.00
					Vendor EZA150 - EZ AUTO Total:	15.00
Vendor: FRO560 - FROGS DETAILED SPECIALITIES						
Vendor: FRO560 - FROGS DETAILED SPECIALITIES						
FROGS DETAILED SPECIALITIES	4682	11/03/2020	RECYCLING CENTER SIGNS-PK	20-700-57200	150.00	
					Vendor FRO560 - FROGS DETAILED SPECIALITIES Total:	150.00
					Vendor FRO560 - FROGS DETAILED SPECIALITIES Total:	150.00
Vendor: GNC100 - GENERAL CODE						
Vendor: GNC100 - GENERAL CODE						
GENERAL CODE	PG000023540	11/03/2020	CODE BOOK SUPPLEMENTAL TEXT PAGES - GEN	10-100-50700	1,036.99	
					Vendor GNC100 - GENERAL CODE Total:	1,036.99
					Vendor GNC100 - GENERAL CODE Total:	1,036.99
Vendor: GWO100 - GWORKS						
Vendor: GWO100 - GWORKS						
GWORKS	2019-11440	11/03/2020	SIMPLECITY ANNUAL LICENSING & SUPPORT - P&D	10-400-57400	1,368.18	
					Vendor GWO100 - GWORKS Total:	1,368.18
					Vendor GWO100 - GWORKS Total:	1,368.18
Vendor: HER100 - HERITAGE TRACTOR, INC						
Vendor: HER100 - HERITAGE TRACTOR, INC						
HERITAGE TRACTOR, INC	10930731	11/03/2020	JD MOWER HOOD CYLINDERS & HYDRAULIC FLUID-STS/SEW	10-300-52000	114.35	
HERITAGE TRACTOR, INC	10930731	11/03/2020	JD MOWER HOOD CYLINDERS & HYDRAULIC FLUID-STS/SEW	20-700-52000	114.35	
					Vendor HER100 - HERITAGE TRACTOR, INC Total:	228.70
					Vendor HER100 - HERITAGE TRACTOR, INC Total:	228.70
Vendor: MCC200 - McCLANAHAN CONSTRUCTION COMPANY INC						
Vendor: MCC200 - McCLANAHAN CONSTRUCTION COMPANY INC						
McCLANAHAN CONSTRUCTIO	10	11/03/2020	SEWER PROJECT FINAL PAY REQUEST - SEWER	20-700-95100	4,000.00	
					Vendor MCC200 - McCLANAHAN CONSTRUCTION COMPANY INC Total:	4,000.00
					Vendor MCC200 - McCLANAHAN CONSTRUCTION COMPANY INC Total:	4,000.00
Vendor: ORE145 - O'REILLY AUTOMOTIVE, INC						
Vendor: ORE145 - O'REILLY AUTOMOTIVE, INC						
O'REILLY AUTOMOTIVE, INC	2367-326102	11/03/2020	GRASSHOPPER MOWER BOLT - PKS	30-800-71100	4.99	
O'REILLY AUTOMOTIVE, INC	2367-326164	11/03/2020	GRASSHOPPER MOWER SOCKET & ADAPTER - PKS	30-800-71100	11.98	
O'REILLY AUTOMOTIVE, INC	2367-326172	11/03/2020	TORQUE WRENCH - PKS	30-800-52000	22.99	
O'REILLY AUTOMOTIVE, INC	2367-326287	11/03/2020	GRASSHOPPER MOWER OIL & FILTER - PKS	30-800-71100	25.61	
O'REILLY AUTOMOTIVE, INC	2367-32633	11/03/2020	FORD F-150 BATTERY - STS/W/S	10-300-71000	30.68	
O'REILLY AUTOMOTIVE, INC	2367-32633	11/03/2020	FORD F-150 BATTERY - STS/W/S	20-600-71000	61.37	
O'REILLY AUTOMOTIVE, INC	2367-32633	11/03/2020	FORD F-150 BATTERY - STS/W/S	20-700-71000	61.36	
O'REILLY AUTOMOTIVE, INC	2367-328417	11/03/2020	GRASSHOPPER MOWER FUEL HOSE - PKS	30-800-71100	2.72	
O'REILLY AUTOMOTIVE, INC	2367-328588	11/03/2020	GRASSHOPPER MOWER HOSE CLAMPS & TUBE - PKS	30-800-71100	4.78	
O'REILLY AUTOMOTIVE, INC	2367-328626	11/03/2020	GRASSHOPPER MOWER VALVE LAPPER - PKS	30-800-71100	16.68	
O'REILLY AUTOMOTIVE, INC	2367-328762	11/03/2020	SCREW EXTRACTORS - PKS	30-800-52000	7.98	

Pending Expense Approval Report - 1

Post Dates: 10/28/2020 - 11/3/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
O'REILLY AUTOMOTIVE, INC	2367-328766	11/03/2020	DRILL BITS - PKS	30-800-52000	25.98
O'REILLY AUTOMOTIVE, INC	2367-328024	11/03/2020	TRUCK FUEL PUMP - STS/W/S	10-300-71000	7.06
O'REILLY AUTOMOTIVE, INC	2367-328024	11/03/2020	TRUCK FUEL PUMP - STS/W/S	20-600-71000	14.11
O'REILLY AUTOMOTIVE, INC	2367-328024	11/03/2020	TRUCK FUEL PUMP - STS/W/S	20-700-71000	14.12
O'REILLY AUTOMOTIVE, INC	2367-328929	11/03/2020	WIPER FLUID - STS/W/S	10-300-71000	2.99
O'REILLY AUTOMOTIVE, INC	2367-328929	11/03/2020	WIPER FLUID - STS/W/S	20-600-71000	5.99
O'REILLY AUTOMOTIVE, INC	2367-328929	11/03/2020	WIPER FLUID - STS/W/S	20-700-71000	5.99
Vendor ORE145 - O'REILLY AUTOMOTIVE, INC Total:					327.38
Vendor ORE145 - O'REILLY AUTOMOTIVE, INC Total:					327.38
Vendor: PAV100 - PAVLICH INC					
Vendor: PAV100 - PAVLICH INC					
PAVLICH INC	52995	11/03/2020	ICE MELT SALT - STS	10-300-50130	2,248.74
Vendor PAV100 - PAVLICH INC Total:					2,248.74
Vendor PAV100 - PAVLICH INC Total:					2,248.74
Vendor: SPS150 - SCHEDEL PEST SERVICES					
Vendor: SPS150 - SCHEDEL PEST SERVICES					
SCHEDEL PEST SERVICES	550344178	11/01/2020	PEST CONTROL SERVICE - ALL DEPTS	10-100-50130	25.00
SCHEDEL PEST SERVICES	550344178	11/01/2020	PEST CONTROL SERVICE - ALL DEPTS	10-200-50130	35.00
SCHEDEL PEST SERVICES	550344178	11/01/2020	PEST CONTROL SERVICE - ALL DEPTS	10-250-50130	5.00
SCHEDEL PEST SERVICES	550344178	11/01/2020	PEST CONTROL SERVICE - ALL DEPTS	10-300-50130	10.00
SCHEDEL PEST SERVICES	550344178	11/01/2020	PEST CONTROL SERVICE - ALL DEPTS	10-400-50130	5.00
SCHEDEL PEST SERVICES	550344178	11/01/2020	PEST CONTROL SERVICE - ALL DEPTS	20-600-50130	30.00
SCHEDEL PEST SERVICES	550344178	11/01/2020	PEST CONTROL SERVICE - ALL DEPTS	20-700-50130	30.00
SCHEDEL PEST SERVICES	550344178	11/01/2020	PEST CONTROL SERVICE - ALL DEPTS	30-800-50130	40.00
Vendor SPS150 - SCHEDEL PEST SERVICES Total:					180.00
Vendor SPS150 - SCHEDEL PEST SERVICES Total:					180.00
Vendor: SPR275 - SPRINGFIELD WINWATER WORKS CO					
Vendor: SPR275 - SPRINGFIELD WINWATER WORKS CO					
SPRINGFIELD WINWATER WO	320761-01	11/03/2020	REPAIR CLAMP - WATER	20-600-50130	125.30
Vendor SPR275 - SPRINGFIELD WINWATER WORKS CO Total:					125.30
Vendor SPR275 - SPRINGFIELD WINWATER WORKS CO Total:					125.30
Vendor: SPR200 - SPRINGFIELD-GREENE COUNTY HEALTH DEPARTMENT					
Vendor: SPR200 - SPRINGFIELD-GREENE COUNTY HEALTH DEPARTMENT					
SPRINGFIELD-GREENE COUNT	OCT-2020	11/03/2020	ROUTINE (x1) & SPECIAL (x3) WATER TESTS - PW	20-600-50200	156.00
Vendor SPR200 - SPRINGFIELD-GREENE COUNTY HEALTH DEPARTMENT Total:					156.00
Vendor SPR200 - SPRINGFIELD-GREENE COUNTY HEALTH DEPARTMENT Total:					156.00
Vendor: SQB100 - SQUIBB MEDIA, LLC					
Vendor: SQB100 - SQUIBB MEDIA, LLC					
SQUIBB MEDIA, LLC	650	11/03/2020	SPORTS PHOTOGRAPS BIDS NOTICE - PKS	30-800-55200	31.08
SQUIBB MEDIA, LLC	651	11/03/2020	CONCESSIONS BIDS NOTICE - PKS	30-800-55200	32.78
SQUIBB MEDIA, LLC	652	11/03/2020	CLEANING SUPPLIES BIDS NOTICE - PKS	30-800-55200	31.08
SQUIBB MEDIA, LLC	654	11/03/2020	SPORTS IMPRINTED SHIRTS BIDS NOTICE - PKS	30-800-55200	31.08
Vendor SQB100 - SQUIBB MEDIA, LLC Total:					126.02
Vendor SQB100 - SQUIBB MEDIA, LLC Total:					126.02

Pending Expense Approval Report - 1

Post Dates: 10/28/2020 - 11/3/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount	
Vendor: STC300 - STEFAN COLLETTE						
Vendor: STC300 - STEFAN COLLETTE						
STEFAN COLLETTE	2020	11/03/2020	UNIFORM ALLOWANCE REIMBURSEMENT - LAW	10-200-92500	725.40	
					Vendor STC300 - STEFAN COLLETTE Total:	725.40
					Vendor STC300 - STEFAN COLLETTE Total:	725.40
Vendor: TRH100 - TREVOR HOFFMAN						
Vendor: TRH100 - TREVOR HOFFMAN						
TREVOR HOFFMAN	4110597889	11/01/2020	CELL PHONE REIMBURSEMENT - W/S	20-600-61000	25.00	
TREVOR HOFFMAN	4110597889	11/01/2020	CELL PHONE REIMBURSEMENT - W/S	20-700-61000	25.00	
					Vendor TRH100 - TREVOR HOFFMAN Total:	50.00
					Vendor TRH100 - TREVOR HOFFMAN Total:	50.00
Vendor: TYL100 - TYLER TECHNOLOGIES INC						
Vendor: TYL100 - TYLER TECHNOLOGIES INC						
TYLER TECHNOLOGIES INC	025-311971	11/03/2020	QUARTERLY SUBSCRIPTION FEES - ALL DEPTS	10-100-57400	1,376.35	
TYLER TECHNOLOGIES INC	025-311971	11/03/2020	QUARTERLY SUBSCRIPTION FEES - ALL DEPTS	10-200-57400	206.45	
TYLER TECHNOLOGIES INC	025-311971	11/03/2020	QUARTERLY SUBSCRIPTION FEES - ALL DEPTS	10-250-57400	206.45	
TYLER TECHNOLOGIES INC	025-311971	11/03/2020	QUARTERLY SUBSCRIPTION FEES - ALL DEPTS	10-400-57400	206.45	
TYLER TECHNOLOGIES INC	025-311971	11/03/2020	QUARTERLY SUBSCRIPTION FEES - ALL DEPTS	20-600-57400	2,339.80	
TYLER TECHNOLOGIES INC	025-311971	11/03/2020	QUARTERLY SUBSCRIPTION FEES - ALL DEPTS	20-700-57400	2,339.80	
TYLER TECHNOLOGIES INC	025-311971	11/03/2020	QUARTERLY SUBSCRIPTION FEES - ALL DEPTS	30-800-57400	206.45	
TYLER TECHNOLOGIES INC	025-312558	11/03/2020	UTILITY BILLING ONLINE COMPONENT - W/S	20-600-57400	192.00	
TYLER TECHNOLOGIES INC	025-312558	11/03/2020	UTILITY BILLING ONLINE COMPONENT - W/S	20-700-57400	192.00	
					Vendor TYL100 - TYLER TECHNOLOGIES INC Total:	7,265.75
					Vendor TYL100 - TYLER TECHNOLOGIES INC Total:	7,265.75
Vendor: WHE100 - WHEELER METALS INC						
Vendor: WHE100 - WHEELER METALS INC						
WHEELER METALS INC	249335	11/03/2020	FENCE POSTS - PKS	30-800-50170	628.20	
					Vendor WHE100 - WHEELER METALS INC Total:	628.20
					Vendor WHE100 - WHEELER METALS INC Total:	628.20
Vendor: WTV100 - WILLARD HOME CENTER LLC						
Vendor: WTV100 - WILLARD HOME CENTER LLC						
WILLARD HOME CENTER LLC	D29389	11/03/2020	BAR & CHAIN OIL - STS	10-300-50130	12.40	
WILLARD HOME CENTER LLC	D30046	11/03/2020	JOHN DEERE BUSH HOG HITCH PIN - SEWER	20-700-71100	4.47	
WILLARD HOME CENTER LLC	D30349	11/03/2020	CULVERT SIGN REPAIR SUPPLIES - STS	10-300-51000	24.94	
WILLARD HOME CENTER LLC	D30592	11/03/2020	READY-MIX CONCRETE - SEWE	20-700-51000	8.80	
					Vendor WTV100 - WILLARD HOME CENTER LLC Total:	50.61
					Vendor WTV100 - WILLARD HOME CENTER LLC Total:	50.61
					Grand Total:	21,072.06

Report Summary

Fund Summary

Fund	Expense Amount
10 - GENERAL FUND	8,713.85
20 - WATER AND SEWER FUND	11,041.20
30 - PARKS FUND	1,317.01
Grand Total:	21,072.06

Account Summary

Account Number	Account Name	Expense Amount
10-100-50130	SUPPLIES-GCG	25.00
10-100-50700	OFFICE SUPPLIES-GCG	1,036.99
10-100-55800	DUES AND SUBSCRIPTIO	100.00
10-100-57400	EQUIPMENT/SOFTWARE	1,396.15
10-100-61000	TELEPHONE-GCG	163.32
10-200-50130	SUPPLIES-LAW	35.00
10-200-57400	EQUIPMENT/SOFTWARE	206.45
10-200-61000	TELEPHONE-LAW	163.32
10-200-71000	VEHICLE REPAIR & MAIN	15.00
10-200-92500	UNIFORMS-LAW	725.40
10-250-50130	SUPPLIES-COURT	5.00
10-250-57400	EQUIP/SOFTWARE CONT	206.45
10-250-61000	TELEPHONE-COURT	116.66
10-300-50130	SUPPLIES-STREETS	2,271.14
10-300-51000	REPAIRS AND MAINTEN	24.94
10-300-52000	SUPPLIES SMALL EQUIP	114.35
10-300-61000	TELEPHONE-STREETS	116.66
10-300-71000	VEHICLE REPAIR & MAIN	40.73
10-400-50130	SUPPLIES-P&D	5.00
10-400-56400	PROFESSIONAL-P&D	255.00
10-400-57400	EQUIPMENT/SOFTWARE	1,574.63
10-400-61000	TELEPHONE-P&D	116.66
20-600-50130	SUPPLIES-WATER	155.30
20-600-50200	LABORATORY FEES-WAT	156.00
20-600-51000	REPAIRS AND MAINTEN	169.99
20-600-52000	SUPPLIES SMALL EQUIP	346.01
20-600-57400	EQUIPMENT/SOFTWARE	2,531.80
20-600-61000	TELEPHONE WATER	213.32
20-600-71000	VEHICLE REPAIR & MAIN	81.47
20-700-50130	SUPPLIES-SEWER	30.00
20-700-51000	REPAIRS AND MAINTEN	8.80
20-700-52000	SUPPLIES SMALL EQUIP	318.31
20-700-57200	RECYCLE CENTER EXPEN	150.00
20-700-57400	EQUIPMENT/SOFTWARE	2,531.80
20-700-61000	TELEPHONE-SEWER	262.46
20-700-71000	VEHICLE REPAIR & MAIN	81.47
20-700-71100	EQUIPMENT REPAIR &	4.47
20-700-95100	CAPITAL ASSET EXP-SEW	4,000.00
30-800-50130	SUPPLIES GENERAL-PKS	40.00
30-800-50170	SUPPLIES SPECIAL ACTIV	628.20
30-800-52000	SUPPLIES SMALL EQUIP	56.95
30-800-55200	ADVERTISING-PKS	126.02
30-800-57400	EQUIPMENT/SOFTWARE	206.45
30-800-61000	TELEPHONE-PKS	163.33
30-800-71100	EQUIPMENT REPAIR &	96.06
Grand Total:		21,072.06

Project Account Summary

Project Account Key	Expense Amount
None	17,063.26
5100020	8.80
9510018	4,000.00
Grand Total:	21,072.06

Public Works Report

October 2020

Water

- The water department spent the month on routine operations including collecting water samples, monthly meter reading, daily monitoring of our four wells and maintenance on our chlorine monitoring systems.
- We completed 225 utility locates for the month.
- We completed 116 Work orders for the month.
- Hartman completed the Miller Road water line project. It is now looped into the system and the old line has been successfully abandoned.
- The West Ridge Subdivision water main has been successfully connected at both Fall Creek and Arrowhead Roads. Contractors did hit an unmarked 2" water main that we were not sure of the exact location. It was repaired accordingly and marked on our water map.
- We had a water leak on Beam Street. Instead of fixing it, we abandoned that section of line because it does not serve any purpose due to the new water main that was installed years ago.
- We had a leak on Miller by the old preschool that we successfully repaired.
- We had a leak at 107 Langston on the main line that we had to repair live.
- We had a major leak on Farm Road 94 by Haven that we repaired successfully; DNR was notified, robocalls went out to all effected houses, and samples have been taken.
- We finished up some dirt work and road patches from previous leaks.

Sewer

- The previously leaking cracks in the B Basin (that had been letting groundwater into the basin) have been dug up, repaired and backfilled by the contractors. Further monitoring will have to be done to make sure these repairs were successful.
- Roblyn Manufacturing custom made 3 manhole riser rings for the Meadows Subdivision. The manholes were buried under asphalt. They have been set and concreted in.
- We formed and poured concrete around the cleanouts along Walnut Lane.

Streets

- We began our yearly crack sealing in the Deerfield Subdivision where we left off last year.

- The main channel of the Southview Drainage Project we have been working on is now finally completed. We can now start working on some of the tributaries that lead into the channel.
- All items and vehicles that require antifreeze in the city have been checked.
- Road salt was ordered, and we are at full capacity on our road mix and strait salt in our bins.

Equipment Usage and Repairs October 2020

Equip #	Description	Prior Month Miles/Hours	Current Month Miles/Hours	Monthly Usage	Service and Repairs	YTD Repair Cost
1	2013 Ford F-150	85,047	86,099	1,052	\$0.00	\$0.00
2	2004 Chevy 1 Ton Dump	146,135	147,205	1,070	\$7.70	\$207.77
3	2003 Chevy 1 Ton Utility - Sewer	176,576	177,408	832	\$50.26	\$426.10
4	1998 Dodge 1/2 Ton FB	127,969	127,969	-	\$0.00	\$0.00
5	2001 Chevy 1500	111,786	112,440	654	\$0.00	\$0.00
6	2000 Chevy 3/4 Ton FB	148,242	149,153	911	\$0.00	\$22.86
7	1993 Ford 1 Ton Utility - Water	94,693	94,694	1	\$0.00	\$92.90
8	2005 International 3200 Dump	21,555	21,569	14	\$0.00	\$1,328.49
9	2017 Chevy Silverado	32,203	33,558	1,355	\$0.00	\$115.39
10	Water Van	384	384	-	\$0.00	\$0.00
11	1998 Chevy S-10	157,259	157,259	-	\$0.00	\$14.67
12	Case Backhoe	3,340	3,398	58	\$0.00	\$329.33
13	60XT Case Skid Steer	1,568	1,568	-	\$0.00	\$177.07
14	JD Tractor		3,178	3,178	\$228.70	\$228.70
15	Kubota RTV 1100	927	929	2	\$0.00	\$161.20
					\$57.96	\$3,104.48

Description of Repair/Service	
PD#1	2013 Dodge Charger
PD#2	2013 Dodge Charger
PD#3	2013 Dodge Charger
PD#4	2017 Ford Explorer
PD#5	2019 Dodge Charger
PD#6	2013 Dodge Charger Oil Change/Filter/Rotate Tires 10-9-2020
PD#7	2017 Ford Explorer
PD#8	2008 Harley Davidson

Monthly Water Loss 2020

Month	Current Month											
	January	February	March	April	May	June	July	August	September	October	Annual Average	Annual
Amount of Gallons Pumped	23,515,800	22,019,099	21,587,400	23,705,100	23,554,899	26,618,200	31,090,900	30,676,700	31,592,100	26,808,800	26,116,900	261,168,998
Dollar Amount Sold	\$76,849.76	\$70,933.59	\$75,541.29	\$73,464.85	\$75,672.66	\$84,242.37	\$91,840.70	\$93,248.75	\$100,567.66	\$85,741.50	\$82,810.31	\$828,103.13
Gallons of Water Sold	15,381,000	12,980,000	14,867,000	14,098,000	14,681,000	18,067,000	21,229,000	21,662,000	24,193,000	17,927,000	17,508,500	175,085,000
Flushing	0	0	43,200	0	0	0	0	10,000	0	15,000	6,820	68,700
Leaks/Adjustments	10,000	5,000	50,000	100,000	0	165,000	0	75,000	130,000	105,000	64,000	640,000
City Usage (not billed)	25,000	19,000	55,000	234,000	3,000	288,000	183,000	180,000	74,000	34,000	109,500	1,095,000
Fire Department Usage	0	0	0	0	0	0	0	0	0	0	0	0
Tower Overflows	0	0	0	0	0	0	0	0	0	0	0	0
Residuals	45,000	45,000	45,000	45,000	45,000	45,000	45,000	40,000	45,000	45,000	44,500	445,000
Total Gallons Accounted For	15,461,000	13,049,000	15,060,200	14,477,000	14,729,000	18,565,000	21,457,000	21,967,000	24,442,000	18,126,000	88,666,600	177,333,200
% Water Loss	34.25%	40.74%	30.24%	38.93%	37.47%	30.25%	30.99%	28.39%	22.63%	32.39%	32.10%	32.10%
Amount of Water Lost	8,054,800	8,970,099	6,527,200	9,228,100	8,825,899	8,053,200	9,633,900	8,709,700	7,150,100	8,682,800	8,383,580	83,835,798
Willard North #1	2,126,800	2,178,000	2,207,700	2,189,000	2,320,900	2,605,600	3,719,300	3,354,300	3,183,200	2,993,900	2,687,870	26,878,700
Willard South #2	2,506,300	2,551,900	2,340,700	2,700,700	2,295,899	3,305,800	4,139,900	4,326,700	4,560,300	3,624,400	3,235,260	32,352,599
Meadows West #1	10,630,700	9,688,199	9,275,000	10,450,400	9,607,100	11,387,800	12,807,700	12,812,700	13,592,500	11,709,500	11,196,170	111,961,699
Meadows East #2	9,252,000	8,601,000	8,764,000	8,986,000	10,331,000	10,319,000	11,424,000	11,183,000	11,256,000	9,481,000	9,959,700	99,597,000
Correction per MRWA Willard Well 1&	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-10,000,000
Total Water Pumped	23,515,800	22,019,099	21,587,400	23,326,100	23,554,899	26,618,200	31,090,900	30,676,700	31,592,100	26,808,800	26,079,000	260,789,998
City Commercial Irrigation	14	14	14	14	14	14	14	14	14	14	14	14
City Commercial 1 SPF	128	126	125	126	125	126	126	127	131	130	127	127
City Commercial 3 Water only	18	20	19	20	21	19	20	18	18	19	19	19
City Residential Irrigation	2	2	2	3	3	3	3	4	4	4	3	3
City Residential 1 SPF	1984	1982	1995	1996	1998	2015	2015	2014	2015	2025	2,004	2,080
City Residential 3 Water Only	71	73	74	73	73	72	73	72	73	72	73	73
Rural Irrigation	4	4	4	4	4	4	4	4	4	4	4	4
Rural Residential 1 SPF	9	8	9	8	8	8	8	9	8	8	8	8
Rural Residential 2 Lagoon	275	276	276	276	277	278	277	280	279	278	277	277
Rural Residential 3 Water Only	861	863	866	867	870	874	871	877	871	875	870	870
Rural Commercial 2 Lagoon	3	3	3	3	3	3	3	3	3	3	3	3
Rural Commercial 3 Water only	12	12	12	12	12	12	12	12	12	12	12	12
Rural Commercial 1 SPF	0	0	0	0	0	0	0	0	0	0	0	0
Zero-Non Billed	11	11	11	11	10	10	10	10	10	10	10	10
Number of Total Customers	3392	3394	3410	3413	3418	3438	3436	3444	3442	3454	3424	3424

Parks and Recreation - Director's Report – October 2020

Department Tasks

Quote of the Month: "Sometimes, struggles are exactly what we need in our life. If we were to go through our life without any obstacles, we would be crippled. We would not be as strong as what we could have been. Give every opportunity a chance, leave no room for regrets."

Friedrich Nietzsche

Budget

We are exceeding expectations with facility rentals, and we are continuing to be as conservative as possible on spending, while trying to take advantage of our lower occupancy to address minor issues such as paint, ceiling tiles, etc.

Event/Program Planning and Recap

The Veterans Day event is scheduled for Saturday. The weather seems like it will be ideal for an outdoor event, and we have many people registered for the parade. We expect a good turnout in the park, and are optimistic about this event. More details will be available on Monday. The Drive Thru Trunk or Treat was a huge success. We are evaluating if we should return to the parked version of previous years, or move the drive thru event to another venue to alleviate traffic concerns. Lighting of the Trailhead (11/26) and the Christmas Parade (12/5) are on schedule, however business participation in lighting displays is lagging. That will be a focus of the next three weeks.

Maintenance

The Maintenance Department did a lot of preparation for the Veterans Day event, and is very thankful for the assist that public works provided to help with the park preparations. They will be working this week to winterize facilities in preparation for winter. Tree trimming, mulching, flower bed maintenance are also on the docket.

Park Board

I have 2 openings on the Park Board for community members who reside within city limits. Recommendations are welcome. Potential members would ideally be passionate about parks and recreation and/or have a strong volunteer spirit or widespread community influence.



Willard Police Department
October 2020 - Monthly Statistical Report



Administration	Officer – DSN	Case #'s
Tom McClain, Chief	1601-001	15
Shannon Shipley, Lt.	1602-003	14
	Total	29

Squad #1	1603-044	Billie Deckard, Cpl	37	Squad #2	1604-027	Steve Purdy, Cpl. Investigator	51
	1605-	, Officer			1609-051	Wayne Hansen, Officer	58
	1607-050	Caleb Steen, Officer	46		1608-054	Stefan Collette, Officer	70
	1610-047	Glenn Cozzens, Officer	49		1606-053	Meagan Collins, Officer	42
	Total		132		Total		221

Reserves	Officer	Officer Names	Case #'s	Hours
	1630-024	Clint Heimbach, SRO	1	
	1631-045	Cindy Garton, SRO	1	
	1632-052	Mark Riffin, SRO		
	1641-014	Brian Gordon, Reserve	1	9.5
	1642-015	JD Landon, Reserve		14
	1645-035	Brian Hinkle, Reserve		
	1646-031	Andrew Hunt, Reserve		4
	1643-048	Tim Wheeler, Reserve		
	1647-049	Brandon Bond, Reserve	1	4.5
	Total		4	32
Total Incidents for the month...			386	

Incident Statistics

Felony	3	HBO (Handled by Officers)	150
Misdemeanor	9	Use of Force	0
Infraction	172	Dog at Large	6
Other (Services)	186	Neglect- / Abuse- / Bites-	1

Vehicle Maintenance

Vehicle	Odometer Reading	Monthly Mileage	Shifts Used	Miles per Shift	Monthly Maintenance	Year to Date Maintenance
WPD-01 2013 Charger	112,566	1,174	24	49		93.99
WPD-03 2013 Charger	147,618	496	13	38		2371.52
WPD-04 2018 Explorer	66,199	2,156	33	65		1292.74
WPD-05 2019 Charger	36,373	2,320	31	75	3.17	10.60
WPD-06 2020 Charger	26,064	3,181	37	86	196.50	387.59
WPD-07 2017 Explorer	15,735	183	20	9		0
WPD-08 M Harley	5703					0

Vehicle Maintenance Details

WPD-01:	WPD-04:
WPD-05: Headlight changed	WPD-06: Flat tire and mirror replaced
WPD-03:	WPD-07:

Misc. Dept. Info:

**Planning and Development Report
November 9, 2020**

Ongoing Projects-

HWY 160 Improvements- Work continues thru out town, guard rails are being installed at various locations, work continues on the pedestrian undercrossing at Hunt Rd. Paving is ongoing between Springfield and Willard.

ATM Commercial Subdivision Phase 2 Gauge Crossing Subdivision- The building permits for the lots on the west side of Gauge St. have been placed on hold by the builder. The developer's engineer is working on the Lomar Application. The developer's contractor should be mobilizing to install the box culverts at New Melville soon.

Canterbury Place Subdivision- Staff has issued four (4) building permits to the owner/ builder.

Hunt Rd. Sidewalk TAP-5944(804) – The project has met substantial completion according to the Engineer and MODOT. There has been a punch list generated and forwarded to the contractor. They have until November 6, 2020 to complete the punch list to avoid liquidated damage charges.

North Brook Apartments- Staff has completed a rough-in inspection on the west 12 units.

R-1 Buildings – Staff currently has fifteen (20) single family home permits issued.

West Ridge- Singer Construction has completed the waterline and sewer line installation. They are working on the outlet structure and trickle channel in the detention basin. Liberty and Spire should be installing street crossings soon.

Miller Rd. Project- Hartman Construction has completed the waterline replacement and have completed the installation of the storm water pipes between Jackson and 160. They have cleaned up temporarily and have pulled off the project until Spring.

Dominoes' – The project is complete and they are open for business.

CMH- Staff has been informed that USDA is to award 3 million dollars funding for the new facility.

Stonecreek Phase 2 and 3- a residential planned development totaling 71 lots, 34 first phase and 37 second phase. The developer 's engineer requested P/Z table the Preliminary Plat and Plan at the October 27,2020 meeting. Staff has included more information in the packet for your information. This will be an agenda item later in the meeting.

Hoffman Hills Subdivision- A public hearing was held at the October 27,2020 P/Z meeting to discuss a proposed sketch plan for a mixed use PDD consisting of 160 R-1 lots and 34 duplex

lots. Staff has included more information for your review. This will also be an agenda item later in the meeting

Farm Road 94 Lift Station electrical- The design engineers and electrical engineers have conducted resistance testing on the ground bonding at the 94 lift station. They have concluded that stray current has had an impact on the soft starts but are unable to identify the source . They have made recommendations to add a couple of components and separate the grounds in effort to prevent future damage to the soft starters.

Planning Assistant- Please find the attached monthly update from Abby.

If you have any questions, please contact me at City Hall or develop@cityofwillard.org
Randy Brown, Director of Development

Planning and Development:

11 permits were issued in October totaling \$12,153.05 in permit fees collected and brings the total estimated construction for the year to \$5,202,996.

Completed a monthly permit request for Buildzoom, and Dodge Data and Analytics.

Gathered building information to quote permit fees for Generations village

Prepared and mailed letters to engineering firms that bid on the city services request.

Researched the lot split for property at Miller & Matthew.

Mapping:

Subdivision research and incorporation continues.

Was contacted by E911 about address changes for Farmer.

Contacted Greene county about the missing addresses for deliveries on Wright St.

Created a map for the Heroes Run.

Update the sewer map for the meadows system after manhole inspections were completed.

Prosecuting Clerk:

459 Open cases without dispositions (303 have active warrants)

237 Open cases with dispositions, are pending payments (196 have active warrants)

95 Probation cases (20 have a class or community service hours to complete)

18 Deferred cases (4 have a class to complete)

2 Discoveries were sent to defense attorneys

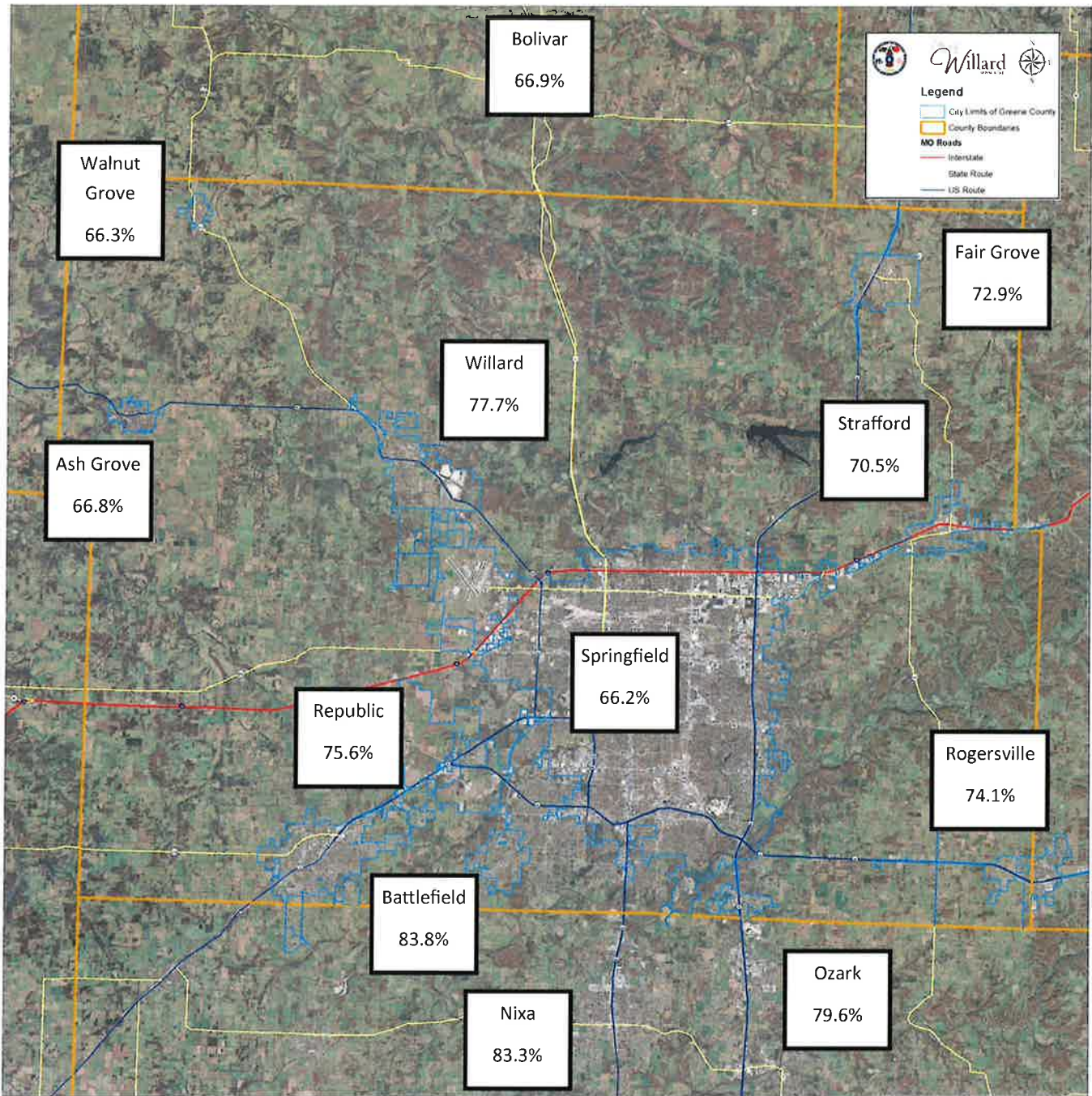
3 trial packets were prepared

4 plea offers were sent to defense attorneys

There are currently 4 pending trials - one of which is a dangerous dog appeal.

-Abigail Brixey

2020 Census Response as of November 2, 2020



The percentages listed above are a representation of the Census website.

The links listed below are updated data sheets issued by the Census Bureau.

[Self Response National Rate Table](#)

[State of Missouri](#)

[Christian County](#)

[Greene County](#)

[Ash Grove](#)

[Battlefield](#)

[Bolivar](#)

[Fair Grove](#)

[Nixa](#)

[Ozark](#)

[Republic](#)

[Rogersville](#)

[Springfield](#)

[Strafford](#)

[Walnut Grove](#)

[Willard](#)

CITY CLERK: (Informational only) OCTOBER 2020

- ~Issued 6 Business Licenses. (U-haul, Contractors and Dominos)
- ~Assisted other departments with grant paperwork and research.
- ~Completed all Agendas, packets, Proclamations, Resolutions, Ordinances and typed Minutes for BOA, BOADJ, P&Z, ECDTF, Traffic Committee and Tree Board.
- ~Updated website with new information.
- ~Managed and reported all calls for Streetlights out in town.
- ~Handled citizen complaints and directed to the appropriate department heads.
- ~Ensured public notices were completed and sent to the paper.
- ~Completed Sunshine requests as received.
- ~ Kept General Code updated with newly passed Ordinances.
- ~Assisted with code research.
- ~Set up and hosted division meeting and training session for SWMOCCFOA Clerks.

EMERGENCY MANAGEMENT: (Informational only) OCTOBER 2020

- ~ Monitored Coronavirus information daily for our area.
- ~Picked up and delivered PPE Supplies for PD and Emergency Management.
- ~Filed 3rd Quarter Status Report and Claim for EMPG Grant.

COVID-19:

We are continuing to monitor the Covid-19 situation within Willard. Staff is continuing to stay up to date with the Greene County recommendations and updating our website to reflect any changes. City hall has remained closed to walk-ins, and staff is continuing with safety protocols for managing cleanliness. Masks are continuing to be used by employees within City Hall.

MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity.

<u>I. COURT INFORMATION</u>		Municipality: Willard Municipal Court	Reporting Period: Oct 1, 2020 - Nov 2, 2020	
Mailing Address: 224 W JACKSON ST, WILLARD, MO 65781				
Physical Address: 224 W JACKSON ST, WILLARD, MO 65781			County: Greene County	Circuit: 31
Telephone Number:		Fax Number:		
Prepared by: JESSICA TRUITT		E-mail Address:		
Municipal Judge: Kristoffer Barefield				
<u>II. MONTHLY CASELOAD INFORMATION</u>				
		Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/informations) pending at start of month		21	353	131
B. Cases (citations/informations) filed		0	23	0
C. Cases (citations/informations) disposed				
1. jury trial (Springfield, Jefferson County, and St. Louis County only)		0	0	0
2. court/bench trial - GUILTY		0	0	0
3. court/bench trial - NOT GUILTY		0	0	0
4. plea of GUILTY in court		2	39	3
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	14	0
6. dismissed by court		0	0	0
7. <i>nolle prosequi</i>		0	5	4
8. certified for jury trial (not heard in Municipal Division)		0	0	0
9. TOTAL CASE DISPOSITIONS		2	58	7
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		19	318	124
E. Trial de Novo and/or appeal applications filed		0	0	0
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>		
1. # Issued during reporting period	28	1. # Issued during period		0
2. # Served/withdrawn during reporting period	17	<input checked="" type="checkbox"/> Court staff does not process parking tickets		
3. # Outstanding at end of reporting period	550			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Willard Municipal Court	Reporting Period: Oct 1, 2020 - Nov 2, 2020
--------------------------	---------------------------------------	---------------------------------------------

V. DISBURSEMENTS

Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.	
Fines - Excess Revenue	\$3,412.50	Court Automation	\$327.98
Clerk Fee - Excess Revenue	\$316.00	Judicial Facility Srchg CT31	\$940.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$21.26	Law Enf Arrest-Local	\$14.59
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Overpayments Detail Code	\$1.00
Total Excess Revenue	\$3,749.76	Total Other Disbursements	\$1,283.57
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$6,376.08
		Bond Refunds	\$28.00
		Total Disbursements	\$6,404.08
Fines - Other	\$430.00		
Clerk Fee - Other	\$199.40		
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF	\$46.84		
Peace Officer Standards and Training (POST) Commission surcharge	\$93.72		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$334.08		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$6.71		
Law Enforcement Training (LET) Fund surcharge	\$94.00		
Domestic Violence Shelter surcharge	\$0.00		
Inmate Prisoner Detainee Security Fund surcharge	\$0.00		
Sheriffs' Retirement Fund (SRF) surcharge	\$138.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$1,342.75		

CITY OF WILLARD, MISSOURI

224 W. Jackson Street P.O. Box 187 Willard, MO 65781 417-742-3033 417-742-3080 Fax



Agenda Item# 7

Discussion/Vote on Hoffman Hills Sketch plan.

Background Report for Hoffman Hills PDD

Date: October 22, 2020

Owner: Hoffman Family Trust

Location: 500 East New Melville Rd.

Tract size: approximately 79.05 acres

Existing Zoning: R-1

Proposed Zoning: R-1 Planned Development District

Surrounding Land Uses:

North: Commercial/ Agriculture

South: R-1, Agriculture

West: R-1, Planned Development

East: R-1, Planned Development

Utilities: Water crosses the property from Cedar Ridge Subdivision to Fox Creek Subdivision
Sewer crosses the property on the south side

Transportation: Ingress / Egress from existing Osage St., Stone Creek and Jebb St.

Staff Comments: Staff received a sketch plan application for a major subdivision on 10-8-2020 from Olsson Engineering. Staff forwarded the information to Cochran Engineering for review based on the requirements of the Willard Municipal Code. Staff has enclosed information and the engineer's comments for your review. Staff has received several request from citizens to view the sketch plat since the Public Notice was posted and will be expecting a large turnout at the meeting. If you have any questions feel free to contact me at City Hall.

Randy Brown
Director of Development
City of Willard, Mo.



October 21, 2020

Randy Brown
Director of Planning and Development
224 W. Jackson Street
P.O. Box 187
Willard, MO 65781

SENT VIA: develop@cityofwillard.org

RE: Hoffman Hills Planned Development District – Sketch Plan Review
Cochran Project No. SW20-310

Dear Mr. Brown:

Cochran has completed our review for the above referenced Sketch Plan. We have the following recommendations.

Sketch Plan

1. The plan calls out a 40-foot wide Right-of-Way dedication for future Granite Road extension. The OTO Major Thoroughfare Plan depicts Granite Road extension to the east that connects to Hughes Road as a proposed Collector. Cochran recommends at a minimum a 50-foot wide Right-of-Way be dedicated to directly connect Granite Road to Hoffman Hills PDD.
2. Stormwater must be designed to meet City code.
3. If the development is phased, the phasing must meet the City requirements in City code Section 400.510.
4. Developer must provide a sanitary sewer analysis to verify the City's existing infrastructure can provide service to this development with any infrastructure improvements.
5. Developer must provide a water system analysis to verify the City's existing infrastructure can provide adequate water pressure and flow to serve the development.
6. The developer must provide a traffic impact analysis for this development.

Please feel free to contact our office with any questions or comments.

Sincerely,

Mark Blair, P.E.
Cochran

Parcel # 0736200001

500 E New Melville Rd

79.05 acres





Subdivision Case No. : 2080-106
Application Date: 10-8-2020
Application Fee: Residential-\$100.00
Commercial-\$100.00
PDD- \$100.00

**CITY OF WILLARD, MO
SKETCH PLAN FOR
MINOR/MAJOR SUBDIVISION**

We, the undersigned, request the City of Willard, Missouri Planning and Zoning Commission to approve the sketch plan for the proposed minor/major subdivision as described in the attachment to this application, and attest to the truth and correctness of all facts and information for the proposed subdivision presented in this application.

General Description of Property Location: _____
EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36 TOWNSHIP 30 NORTH
RANGE 23 WEST (±79.05 ACRES) PARCEL #0736200001

Property Owner's Name HOFFMAN FAMILY TRUST

If corporation, Corporate Official: IN CARE OF: JOHN R HOFFMAN

Mailing Address 1560 SOUTH ROYAL DRIVE, SPRINGFIELD MO, 65809

Telephone Number _____ Fax Number _____

PROPERTY OWNER'S SIGNATURE(S):

(If corporation, signature of corporation official)

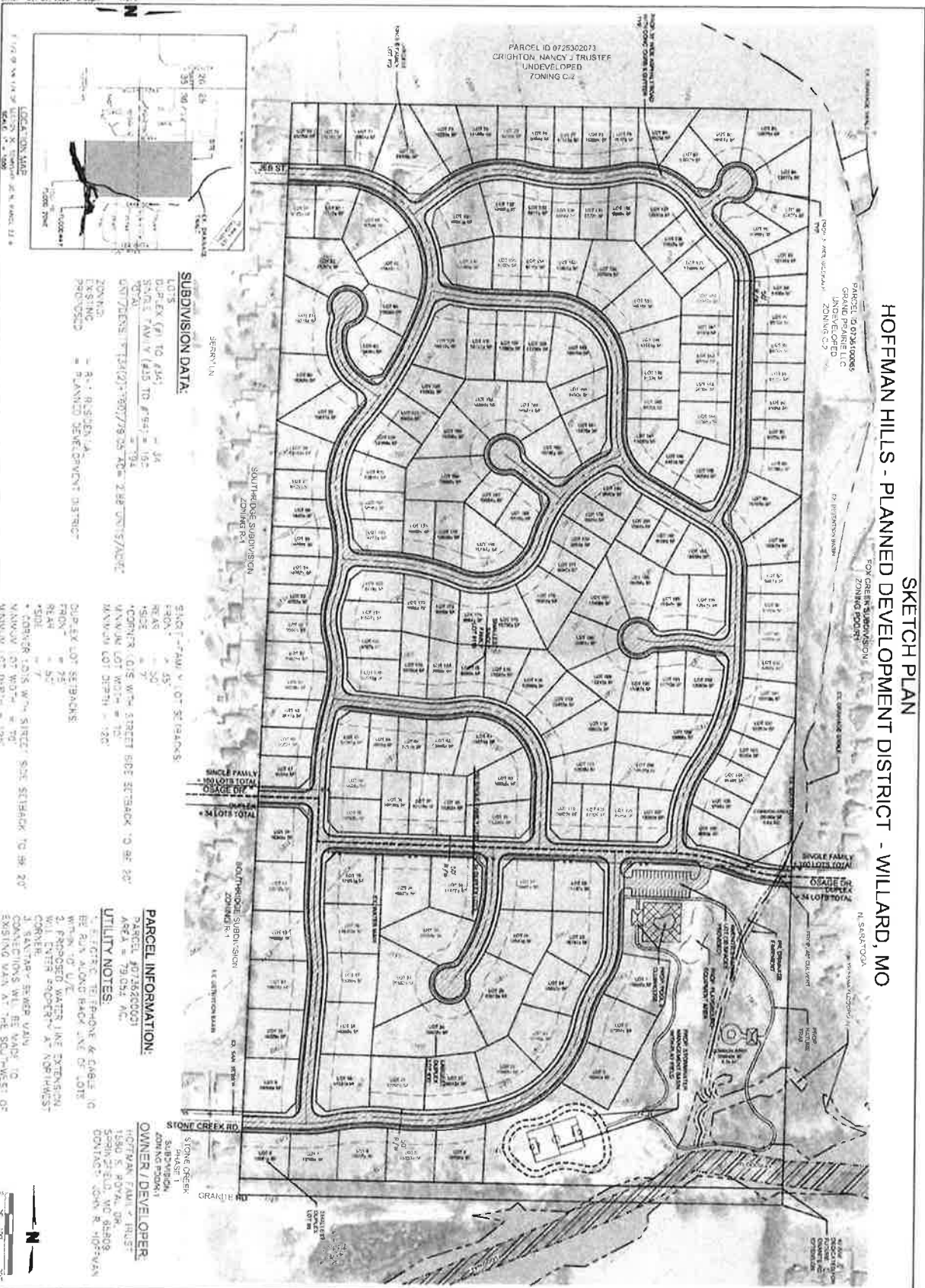
10-07-2020 Mailing List			
parid	owner	address1	address2
725302046	WHITE, WILLIAM M	7927 WALNUT TREE LN	WALNUT GROVE MO 65770
736100062	DANCO INVESTMENTS INC	466 FARM ROAD 80 W	SPRINGFIELD MO 65803 6601
736100094	DANCO INVESTMENTS INC	466 FARM ROAD 80 W	SPRINGFIELD MO 65803 6601
736200116	MACDONALD, SUSI	700 BERRY LN	WILLARD MO 65781 8341
736200117	THOMPSON, EDWARD W	702 BERRY LN	WILLARD MO 65781 8341
736200126	ANGEL, KRISTEN	720 BERRY LN	WILLARD MO 65781 8341
736200171	FOSTER, JOSEPH	808 BERRY LN	WILLARD MO 65781
736200191	HUTSELL, JAMES D	423 STONE CREEK RD	WILLARD MO 65781
725302073	CRIGHTON, NANCY J TRUSTEE	PO BOX 97	WILLARD MO 65781 0097
736100026	RICE, JASON L	821 SARATOGA RD	WILLARD MO 65781 9337
736100083	COLE, LEE H	804 SARATOGA RD	WILLARD MO 65781
736200122	KETTERING, DAVID	712 BERRY LN	WILLARD MO 65781 8341
736200124	MARTENS, LACEY	716 BERRY LN	WILLARD MO 65781 8341
725302047	CASTEEL, DIANE L	419 HILL E ST	WILLARD MO 65781 9112
736100048	WYNN, BRYAN S	815 SARATOGA N AVE	WILLARD MO 65781 9337
736200119	JONES, ROBERT R	706 BERRY S LN	WILLARD MO 65781 8341
736200145	LOKIE, ANDREW P JR	806 BERRY LN	WILLARD MO 65781 8339
736300067	DANCO INVESTMENTS INC	PO BOX 44	SPRINGFIELD MO 65801 0044
736400127	KRAMER, RICHARD G	789 MILLER N RD	SPRINGFIELD MO 65802 6460
736100025	SWATOSH, SCOTT	823 SARATOGA RD	WILLARD MO 65781 9337
736200123	MCCLAIN, SHARON M	714 BERRY LN	WILLARD MO 65781 8341
736200162	DANCO INVESTMENTS INC	466 FARM ROAD 80 W	SPRINGFIELD MO 65803 6601
736400068	INGLETT, TOMMIE S ETAL TR	501 LOGAN W ST	WILLARD MO 65781
725302002	HOFFMAN, JAMES E ETAL TR	1560 ROYAL S DR	SPRINGFIELD MO 65809
736100081	ENOS, RONALD F ETAL TR	809 SARATOGA RD	WILLARD MO 65781
736100112	SINGLETON, MELVIN D	789 SARATOGA RD	WILLARD MO 65781 9422
736200096	MCCOY, JOSHUA D	724 BERRY LN	WILLARD MO 65781 8341
736200114	BUFFINGTON, DANIEL P	421 JEB ST	WILLARD MO 65781
736200120	HAYTER, KATHLEEN M	708 BERRY LN	WILLARD MO 65781 8341
736200148	BELL, JOHN A	800 BERRY LN	WILLARD MO 65781 8339
736100049	BAGLEY, REFORD A	813 SARATOGA RD	WILLARD MO 65781 9337
736100080	BLAND, GAYLEN RAY	811 SARATOGA RD	WILLARD MO 65781 9337
736100113	TETER RESIDENTIAL PROP LLC	1140 HICKORY RIDGE DR	NIXA MO 65714 9760
736100149	DANCO INVESTMENTS INC	466 FARM ROAD 80 W	SPRINGFIELD MO 65803 6601
736200095	TYLER, JAY E	722 BERRY LN	WILLARD MO 65781 8341
736200097	KEELING, CRAIG C ETAL TR	726 BERRY LN	WILLARD MO 65781 8341
736200115	SWOPE, CHARLES JR	423 JEB E ST	WILLARD MO 65781
736200118	WARDEN, DORAN R	704 BERRY LN	WILLARD MO 65781 8341
736200174	MUSTAIN, MICHELLE	418 STONE CREEK E RD	WILLARD MO 65781
736300062	DEJONGE, JAMES D	829 RED ROCK S	WILLARD MO 65781
736400126	WEATHERALL, ANDREW D	503 LOGAN ST	WILLARD MO 65781
736100028	CANTRELL, BILL ETAL	817 SARATOGA RD	WILLARD MO 65781 9337
736100114	HOMEN, JOSHUA B	793 SARATOGA RD	WILLARD MO 65781 9422
736200001	HOFFMAN FAMILY TR	1560 ROYAL S DR	SPRINGFIELD MO 65809
736200121	PLOUGH, DOUG A	710 BERRY LN	WILLARD MO 65781 8341
736200149	MITCHELL, JERRY D	728 BERRY LN	WILLARD MO 65781 8341
736100003	CRIGHTON, NANCY J TRUSTEE	PO BOX 97	WILLARD MO 65781 0097
736100065	GRAND PRAIRIE LLC	5563 FARM ROAD 95 N	WILLARD MO 65781
736100082	MATZ, AMY NICOLE	807 SARATOGA S AVE	WILLARD MO 65781
736100115	DOBSON, JOSHUA S	795 SARATOGA S AVE	WILLARD MO 65751
736100117	KULINICH, NICK	799 SARATOGA RD	WILLARD MO 65781 9422
736200147	YESCAS, RAYMOND A ETAL	802 BERRY LN	WILLARD MO 65781 8339

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on October 27, 2020 at 7:00 p.m. and the Willard Board of Aldermen shall meet on November 9, 2020 at 7:00 p.m. at Willard City Hall, 224 W. Jackson, to conduct a public hearing to consider a sketch plan for Hoffman Hills Planned Development District. The parcel involved is # 0736200001, further identified as 500 E. New Melville Road by the Greene County Assessor. The Board will take public comments at this meeting. If you are unable to attend this meeting, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the Hoffman Hills Planned Development District to Jennifer Rowe, City Clerk at:

City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5302
clerk@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.



SKETCH PLAN
HOFFMAN HILLS - PLANNED DEVELOPMENT DISTRICT - WILLARD, MO

SUBDIVISION DATA:

LOTS: 100

DUPLEX (P) TO R-15: 10

SINGLE FAMILY (S) TO R-15: 90

TOTAL: 100

UNIT DENS: 1.734(2) = 169,778 SQ. FT. = 2.88 UNITS/ACRE

ZONING: R-15 RESIDENTIAL

DISTRICT: PLANNED DEVELOPMENT DISTRICT

PARCEL INFORMATION:

PARCEL ID: 0725302073

CRIGHTON, NANCY J TRUSTEE

UNDEVELOPED

TOWING C-2

UTILITY NOTES:

1. SETBACK TO PHONE & CABLE TO BE RUN ALONG BACK LINE OF LOT

2. PROPOSED WATER LINE EXTENSION WILL ENTER EXISTING AT NORTHWEST CORNER

3. EXISTING SEWER MAIN CONDUITING WILL BE SHOWN TO EXISTING MAN AT THE SOUTHWEST OF PROJECT

SKETCH PLAN

HOFFMAN HILLS PLANNED DEVELOPMENT DISTRICT

WILLARD, MISSOURI

NO.	DATE	DESCRIPTION
1	01/07/2022	ISSUED FOR PERMITS

2020

REVISIONS



CITY OF WILLARD, MISSOURI

224 W. Jackson Street P.O. Box 187 Willard, MO 65781 417-742-3033 417-742-3080 Fax



Agenda Item# 9

Discussion/Vote on Stone Creek Phase 2 and 3 Preliminary Development.

Background Report for Stone Creek Phase 2 and 3

Date: November 9,2020

Owner: Kim Haase

Location: South of Stone Creek Phase 1, East and North of Hughes Rd.

Tract size : approximately 27.1 acres

Existing Zoning: R-1

Proposed Zoning: R-1 Planned Development District

Surrounding Land uses:

North: R-1 Planned Development

South: R-1, Agriculture

West: R-1 Agriculture

East: R-1 Agriculture

Utilities: Water was extended into the property with Phase 1, Sewer will be extended from Phase 1. Stormwater- one of the detention basins was previously constructed and is located adjacent to Rainier Branch and is currently impacted by the FEMA flood zone.

Transportation: Ingress and Egress from Hughes Rd.

Staff Comments: Staff received the original submittal from Mr. Haase on October 1,2020 and forwarded it to Cochran Engineering for review. Staff received comments back from Cochran Engineering on October 14 and sent them back to the developer. Response to city comments were received and reviewed on October 22, 2020. The Planning and Zoning Commission tabled the Preliminary Plat and Plan as requested by the developer's engineer at the October 27, 2020 meeting. Staff has included information and comments for your review.If you have any questions feel free to contact me at City Hall.

Randy Brown

Director of Development



October 22, 2020

Randy Brown
Director of Development
City of Willard
224 W Jackson St
Willard, Missouri 65781

Re: Stone Creek Phases II and III Planned Development District
Response to Review Cycle No. 1

Dear Mr. Brown:

We have reviewed the comments prepared by Mark Blair with Cochran and offer the following item-by-item response. Mr. Blair's comments are include in italics.

Engineering Report

1. *In the second paragraph of the Introduction, the specified location does not match the location depicted in Appendix B. Please update the location as necessary.*

The location description has been corrected.

2. *The FEMA Flood Maps are currently being revised for Greene County. The revised maps appear to depict a portion of the property in Phase 2 and Phase 3 in the new floodway and a portion of Lot 1 to Lot 6 and Lot 54 to Lot 57 in the new floodplain. Any construction in the floodplain or floodway will require proper permitting with the Army Corps of Engineers and the City's Floodplain Administrator.*

Comment noted. The floodplain shown on the Preliminary Plat was the Effective FEMA Floodplain. We have added the approximate location of the proposed floodway and floodplain for reference.

3. *Verify detention basin locations are still viable with the new FEMA Flood Maps.*

At the preliminary platting stage it is not feasible to accurately delineate the sizes and location of detention basins. That will take place during the design phase. It appears Lots 1-3 will be impacted by the floodway and Lots 1-4 will be impacted by the floodplain. When we submit preliminary plats we look at best case as far as lot counts knowing the total lot count will likely be reduced due to final design considerations. We do this because an increase in lots from the preliminary plat to final plat would not be considered in conformance while a reduction would be.

4. *The Stormwater Drainage Section references a Table 1. Unable to locate Table 1 in the report.*

The reference to Table 1 has been removed.

5. *Greene County's GIS depicts a sinkhole located south of War Horse Lane. A sinkhole evaluation is required to be submitted prior to approval of any construction plans.*

Greene County officials Tyler Goodwyn, Stormwater Engineer and Matt Forir, Geologist visited the site and determined this was most likely manmade. Please refer to the attached email.

6. *The Traffic Analysis should include possible impacts to Miller Road and State Highway AB. It is highly unlikely all traffic will exclusively utilize Farm Road 94.*

The traffic analysis provided meets the requirements of the ordinance. Section 410.1210, A, 4, c. states, "The traffic analysis must extend from the proposed subdivision to the nearest arterial." The analysis addresses impacts to Hughes Road and Farm Road 94, which is the closest arterial to the development.

7. *Provide exhibits that verify there are not any site distance issues at each connection to Hughes Road.*

All three street connection points have clear site lines to the next intersections. There are not any site distance issues. See photos in Appendix C.

Preliminary Development Plan

1. *See comments 6 and 7 from Engineering Report comments.*

See responses above.

Preliminary Plat

1. *The Point of Beginning depicted on the plan does not match the property description 1. Please update as necessary.*

The description has been corrected.

2. *The Bearings S02°12'28"W, S61°09'38"W and N87°57'49"W do not match the bearings in property description 1. Please update as necessary.*

The description has been corrected.

3. *Provide existing location of War Horse Lane per City Code Section 400.510, Part 1, 2, f, (3).*

The location of the existing gravel surface has been added.

4. *There is a 30' ingress/egress easement called out on the north side of Lot 60, Lot 61 and Lot 67, the north and west side of Lot 68 and the west side of Lot 69 to Lot 71. Verify if this is an existing easement or proposed*

easement. Verify if the existing War Horse Lane is contained within this easement. If not, verify how access is going to be provided to the two properties War Horse Lane currently serves.

The easement is an existing easement and is labeled as such. Most of the gravel driving surface is within the easement. The driving surface will be adjusted as necessary during construction where the gravel surface is not within the easement.

5. *Verify how emergency vehicles will be able to turnaround on E. Becky Street, S. Betsy Lane, E. Logan Street and S. Devon Street.*

As was previously discussed with city staff, hammerhead turnarounds will be provided on the street stubs where future connections may be made and there is not an intersecting street to act as a hammerhead.

6. *Depict the jurisdictional streams and update the plat to show the new 2019 FEMA Floodplain.*

The surveyed location of the stream was already shown but not labeled. The approximate location of the proposed SFHA has been added along with the proposed FEMA stream.

7. *Locate the existing sinkhole per City Code Section 400.510, Part I, 2, f, (4).*

See Item 5 above.

8. *Depict drainage patterns per City Code Section 400.510, Part I, 2, f, (7).*

Proposed drainage patterns have been added to the PDP Exhibit.

9. *Verify how stormwater runoff is being collected and transported to the proposed detention basins for Lot 26 to Lot 35.*

Mr. Haase intends to cut down the ridge that runs east/west along this area so the water flows to Becky Street. Back yards will still drain to Hughes Street.

10. *Provide travel lanes and other transportation improvements per City Code Section 400.510, Part I, 2, i, (2).*

Travel lanes have been added.

11. *Provide a generalized landscape plan per City Code Section 400.510, Part I, 2, i, (4).*

Landscaping requirements are already addressed in the Preliminary Development Plan.

12. *Depict the location of water main connection to the City's existing water system. A Corps Permit might be necessary to cross the unnamed tributary to Rainer Branch's floodway to connect to the City's existing water system.*

There is an existing water main that crosses the creek from Stone Creek Phase 1 across Logan Street from Lot 19.

Randy Brown
October 22, 2020
Page 4

13. *At the dead end water mains on E. Wright Street, E. Becky Street, E. Colby Street and E. Logan Street, provide a fire hydrant assembly, an 8-inch diameter M.J. gate valve and M.J. plug after the fire hydrant assembly. This will allow the City to easily expand their water system.*

Comment noted. This would typically be addressed during design.

14. *S. Betsy Lane's water main must have a flushing assembly.*

Comment noted. This would typically be addressed during design.

15. *Callout connection to the City's existing sanitary sewer system. A Corps Permit might be necessary to cross the unnamed tributary to Rainer Branch's floodway to connect to the City's existing sanitary sewer system.*

The location is now labeled.

Please contact me at 417-379-0640 if you have any questions.

Sincerely,
Whitlock Engineering, LLC



Greg Whitlock, P.E.

Sinkhole south of War Horse Lane in Willard

Tyler Goodwyn <TGoodwyn@greencountymo.gov>

Thu, Oct 22, 2020 at 12:31 PM

To: Greg Whitlock <greg@whitlockeng.com>

Cc: Matt Forir <MForir@greencountymo.gov>, Planning and Development <develop@cityofwillard.org>, Justin Foss <JFoss@greencountymo.gov>

Mr. Whitlock,

Thank you for meeting with Matt Forir, our geologist, and me Tuesday onsite to perform a field check of the mapped sinkhole south of War Horse Lane. As discussed onsite the depression, with the presence of seemingly unnaturally placed mounds around the edges along with a slight berm on the south edge, appears to be a manmade hilltop pond. After reviewing old aerial photos there does not appear to be anything that would make us think otherwise. With this, we are willing to remove the sinkhole from Greene County's GIS mapping. We do, however, recommend an investigation and recommendations be made by a licensed geotechnical engineer or geologist if the landowner intends to develop this property in the future.

Let us know if we can be of more assistance,

Tyler Goodwyn, P.E.

Greene County Stormwater Engineer

Environmental Division

Historic Courthouse

940 Boonville Ave.

Springfield, MO 65802

Phone: 417-868-4147

Fax: 417-868-4163

tgoodwyn@greencountymo.gov



October 14, 2020

Randy Brown
Director of Planning and Development
224 W. Jackson Street
P.O. Box 187
Willard, MO 65781

SENT VIA: develop@cityofwillard.org

RE: Stone Creek Phase II & III Planned Development District – Review #1
Cochran Project No. SW20-309

Dear Mr. Brown:

Cochran has completed our review for the above referenced Planned Development District. The following items should be addressed prior to approval of the PD District.

Engineering Report

1. In the second paragraph of the Introduction, the specified location does not match the location depicted in Appendix B. Please update the location as necessary.
2. The FEMA Flood Maps are currently being revised for Greene County. The revised maps appear to depict a portion of the property in Phase 2 and Phase 3 in the new floodway and a portion of Lot 1 to Lot 6 and Lot 54 to Lot 57 in the new floodplain. Any construction in the floodplain or floodway will require proper permitting with the Army Corps of Engineers and the City's Floodplain Administrator.
3. Verify detention basin locations are still viable with the new FEMA Flood Maps.
4. The Stormwater Drainage Section references a Table 1. Unable to locate Table 1 in the report.
5. Greene County's GIS depicts a sinkhole located south of War Horse Lane. A sinkhole evaluation is required to be submitted prior to approval of any construction plans.
6. The Traffic Analysis should include possible impacts to Miller Road and State Highway AB. It is highly unlikely all traffic will exclusively utilize Farm Road 94.
7. Provide exhibits that verify there are not any site distance issues at each connection to Hughes Road.

Preliminary Development Plan

1. See comments 6 and 7 from Engineering Report comments.

Preliminary Plat

1. The Point of Beginning depicted on the plan does not match the property description 1. Please update as necessary.
2. The Bearings S02°12'28"W, S61°09'38"W and N87°57'49"W do not match the bearings in property description 1. Please update as necessary.
3. Provide existing location of War Horse Lane per City Code Section 400.510, Part I, 2, f, (3).
4. There is a 30' ingress/egress easement called out on the north side of Lot 60, Lot 61 and Lot 67, the north and west side of Lot 68 and the west side of Lot 69 to Lot 71. Verify if this is an existing easement or proposed

8 East Main Street
Wentzville, MO 63385
Phone: 636-332-4574
Fax: 636-327-0760

737 Rudder Road
Fenton, MO 63026
Phone: 314-842-4033
Fax: 314-842-5957

530A East Independence Drive
Union, MO 63084
Phone: 636-584-0540
Fax: 636-584-0512

534 Maple Valley Drive
Farmington, MO 63640
Phone: 573-315-4810
Fax: 573-315-4811

2804 N. Biagio Street
Ozark, MO 65721
Phone: 417-595-4108
Fax: 417-595-4109

905 Executive Drive
Osage Beach, MO 65065
Phone: 573-525-0299
Fax: 573-525-0298

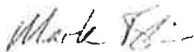
easement. Verify if the existing War Horse Lane is contained within this easement. If not, verify how access is going to be provided to the two properties War Horse Lane currently serves.

5. Verify how emergency vehicles will be able to turnaround on E. Becky Street, S. Betsy Lane, E. Logan Street and S. Devon Street.
6. Depict the jurisdictional streams and update the plat to show the new 2019 FEMA Floodplain.
7. Locate the existing sinkhole per City Code Section 400.510, Part I, 2, f, (4).
8. Depict drainage patterns per City Code Section 400.510, Part I, 2, f, (7).
9. Verify how stormwater runoff is being collected and transported to the proposed detention basins for Lot 26 to Lot 35.
10. Provide travel lanes and other transportation improvements per City Code Section 400.510, Part I, 2, i, (2).
11. Provide a generalized landscape plan per City Code Section 400.510, Part I, 2, i, (4).
12. Depict the location of water main connection to the City's existing water system. A Corps Permit might be necessary to cross the unnamed tributary to Rainer Branch's floodway to connect to the City's existing water system.
13. At the dead end water mains on E. Wright Street, E. Becky Street, E. Colby Street and E. Logan Street, provide a fire hydrant assembly, an 8-inch diameter M.J. gate valve and M.J. plug after the fire hydrant assembly. This will allow the City to easily expand their water system.
14. S. Betsy Lane's water main must have a flushing assembly.
15. Callout connection to the City's existing sanitary sewer system. A Corps Permit might be necessary to cross the unnamed tributary to Rainer Branch's floodway to connect to the City's existing sanitary sewer system.

This review is strictly for the City of Willard Planned Development District. No review was completed for compliance with the City's preliminary plat requirements.

Please feel free to contact our office with any questions or comments.

Sincerely,

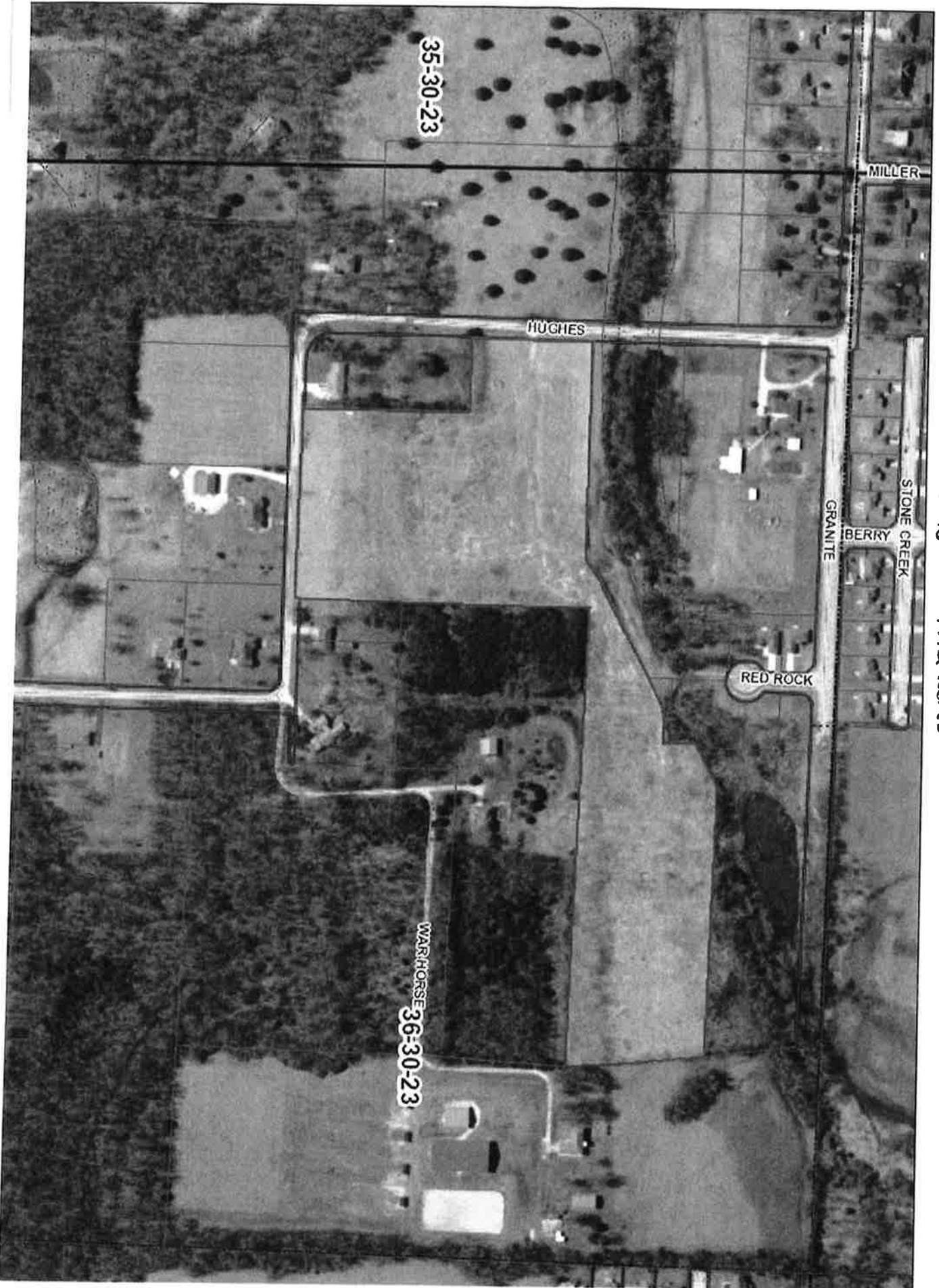


Mark Blair, P.E.
Cochran

Parcel # 0736300068

E Granite Rd

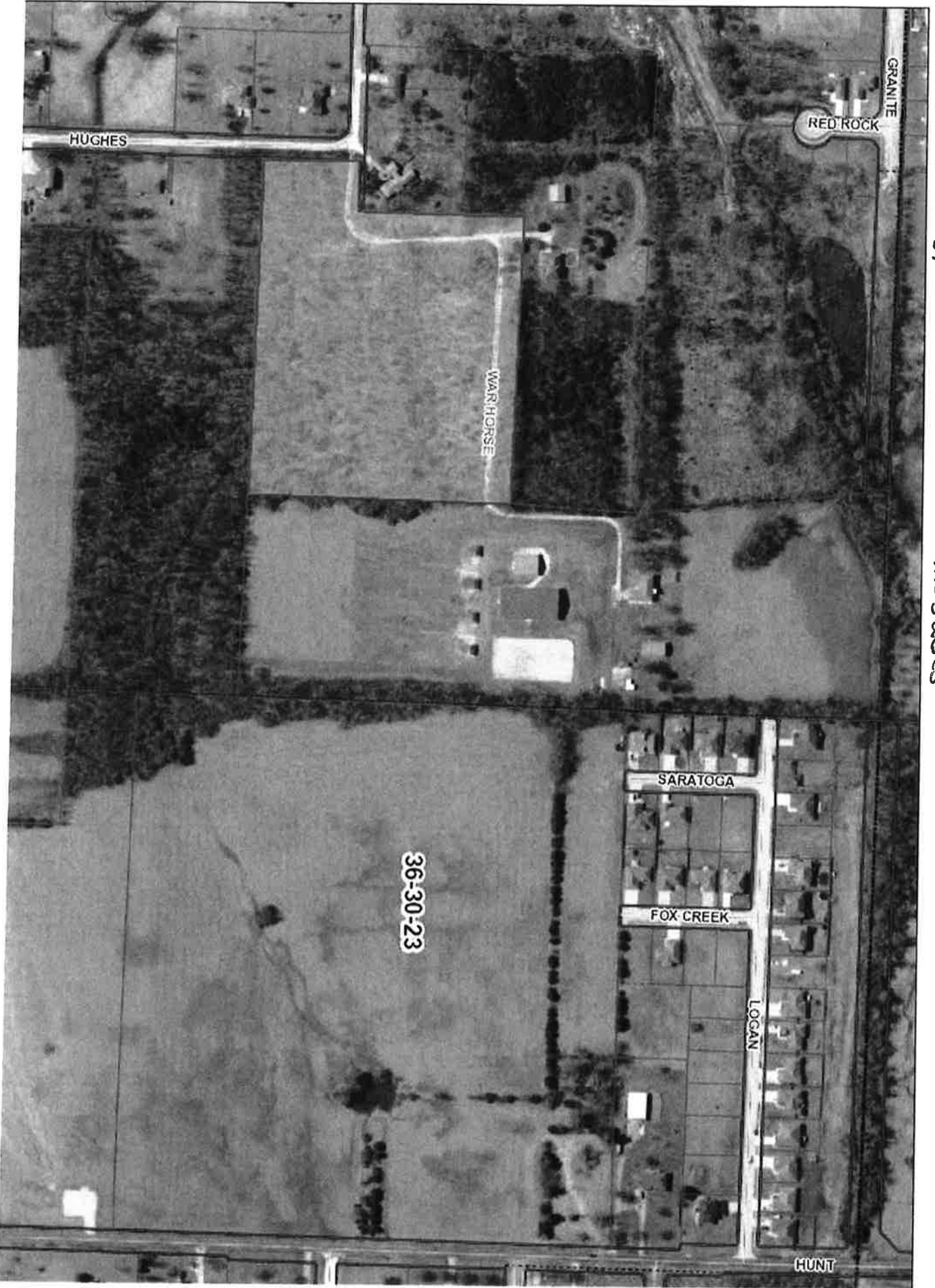
14.72 acres



Parcel # 0736300037

N Fm Rd 101

11.03 acres



36-30-23

HUGHES

WAR HORSE

SARATOGA

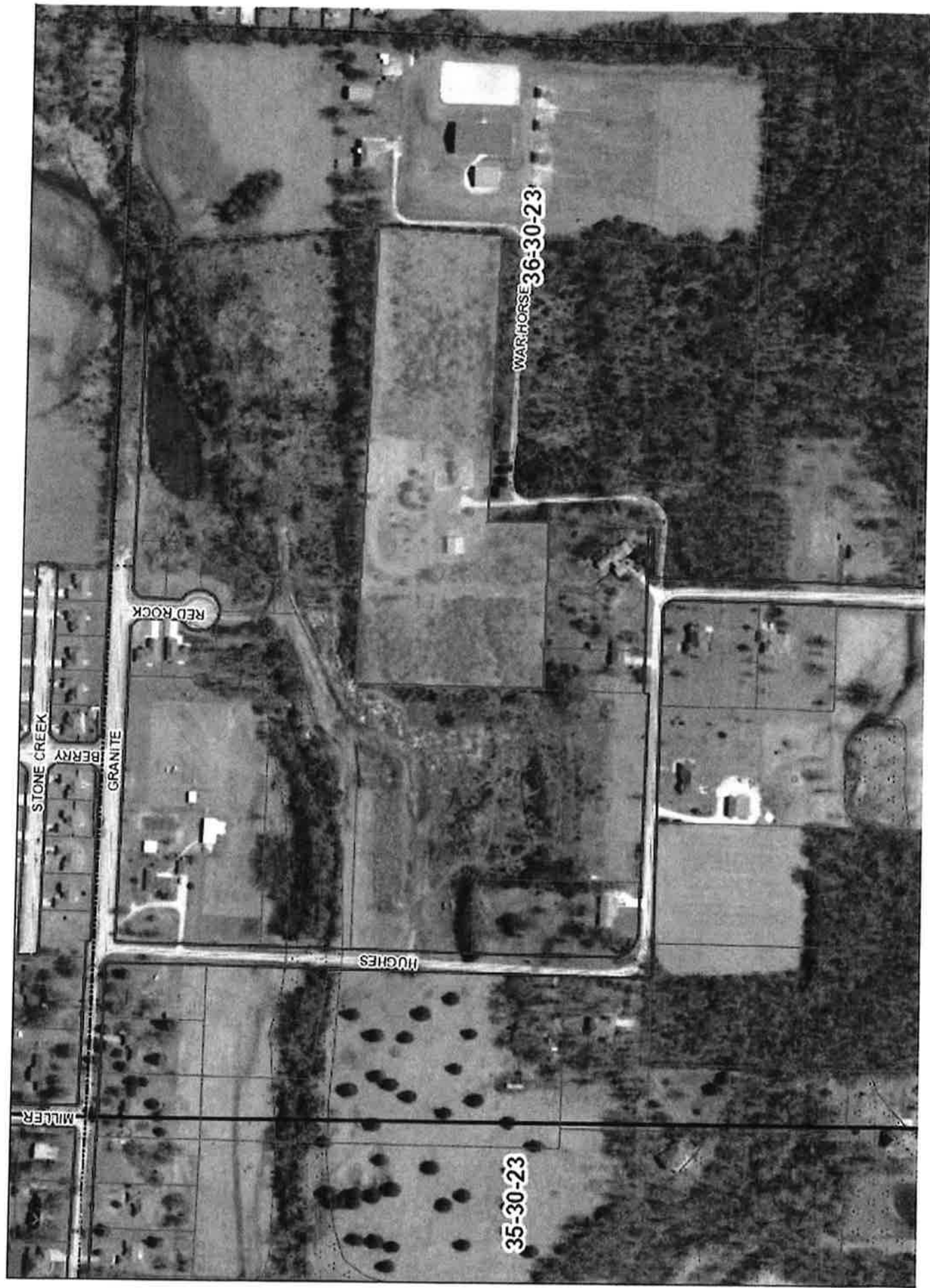
FOX CREEK

LOGAN

HUNT

RED ROCK

GRANITE



STONE CREEK

BERRY

GRANITE

RED ROCK

HUGHES

WAR HORSE 36-30-23

35-30-23

MILLER

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on October 27, 2020 at 7:00 p.m. and the Willard Board of Aldermen shall meet on November 9, 2020 at 7:00 p.m. at the Willard Community Building, 220 W. Jackson, to conduct a public hearing to consider the Preliminary Planned Development for Stone Creek Phase 2 and Phase 3. The parcels involved being located on E. Granite, and N. Farm Road 101, further identified by Greene County Assessor as Parcels 0736300037 and 0736300068. The Board will take public comments at this meeting. If you are unable to attend this meeting, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the Preliminary Planned Development to Jennifer Rowe, City Clerk at:

City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5302
clerk@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.



City of Willard

Subdivision Case No. 2020-102
Application Date 10-2-20
Application Fee \$250.00 + \$2.50 per lot Residential
\$335.00 + \$3.35 per lot Commercial
\$300.00 + \$6.00 per lot PDD

**APPLICATION
MAJOR SUBDIVISION - PRELIMINARY PLAT**

We, the undersigned, request the City of Willard, Missouri Planning and Zoning Commission and Board of Aldermen to approve the preliminary plat attached to this application, and attest to the truth and correctness of all facts and information for the proposed plat presented in this application.

Name of Preliminary Plat: Stone Creek Phase II & III

Is a subdivision variance being submitted with this application? Yes _____ No x

If yes, applicant is to submit a subdivision variance application with this preliminary plat application.

Property Owner's Name Danco Investments Inc.

If corporation, Corporate Official: Kim L. Haase, Pres.

Mailing Address 466 W. Farm Road 80 Springfield MO 65803

Telephone Number 417-839-0876 Fax Number _____

PROPERTY OWNER'S SIGNATURE(S):

Kim L. Haase
(If corporation, signature of corporation official)

Developer's Name: (If different from property owner)

Mailing Address 466 W. Farm Road 80 Springfield MO 65803

Telephone Number 417-839-0876 Fax Number _____

**CHECKLIST
PRELIMINARY PLAT APPLICATION
City of Willard, Missouri**

This checklist is provided to help you make sure that you submit everything that is required for a completed preliminary plat application. The application must be complete and all items listed on the checklist must accompany the application or this case will not be processed. The application must be submitted no later than 4:00 p.m. to the Willard City Hall, 15 working days prior to the Planning and Zoning Commission meeting at which the preliminary plat will be considered. Contact the City Clerk at the telephone number below for filing deadlines and meeting dates.

APPLICATION FORM:	
	Property owner's name, address, and telephone number. If a corporation, corporate official and corporate seal.
	If different than the property owner, the developer's name, address and telephone number.
	If a subdivision variance is requested, submit variance application with the preliminary plat application.
	Application signed by property owner, or if applicable, corporate official.
PRELIMINARY PLAT CONTENTS:	
	Three black line or blue line copies of the preliminary plat are required. The preliminary plat sheet size shall be 24" x 36". There shall also be (15) fifteen black line or blue line copies, submitted on 11"x17" sheets. The preliminary plat is to include the following information:
	A. Name of the subdivision.
	B. Name(s) and address(es) of the subdivision owner and subdivider.
	C. Date of preliminary plat submittal.
	D. Surveyor's name, registration number and survey date.
	E. Legal description of the subdivision.
	F. Approximate north arrow and scale. Scale to be no greater than 1" = 100', in increments of ten feet.
	G. Listing of the following information: Total acreage of subdivision Total number of lots Current zoning Proposed land use Smallest lot with lot number and area Largest lot with lot number and area
	H. Vicinity map showing subdivision location and streets, roads, and city boundaries existing within 1,000 feet of property to be subdivided.
	I. Topography with contours at ten foot intervals, referenced to USGS datum.
	J. Approximate tract boundaries.
	K. Names and locations of adjoining subdivisions and names of adjoining property owners.
	L. General location and approximate dimensions of all existing street rights-of-way intersecting or paralleling the boundaries of the tract, including distance from the centerline of adjacent streets to the tract boundaries.
	M. General location and approximate dimensions of easements existing within or adjacent to the tract.
	N. Name, location and dimensions of all existing streets, roads, railroads, public sewers, aqueducts, water mains and feeder lines, gas, electric and oil transmission lines, water courses, detention areas, drainage easements, and other significant features within 500

	feet of the property to be subdivided.
O.	Approximate location and extent of all existing structures and tree masses on the tract.
P.	Full plan of development detailing the following information on a single sheet: (1) location of all proposed and existing streets, easements, parks, playgrounds and other public areas and facilities, sewer and water facilities and storm sewers or other drainage facilities; (2) lot lines and the approximate dimensions of all lots and lot numbers in consecutive order; (3) all streets and areas designated or proposed to be dedicated for pertinent facilities, public use, or proposed to be dedicated or reserved for future public use, including the conditions of such dedications; and (4) location of all state or federal fly zones, where applicable.
Q.	Draft of any proposed private restrictions, including the boundaries for each restriction type and a draft of restrictive covenants governing the use and maintenance of all common areas, improvements and facilities where applicable.
R.	Location, size and materials for all storm sewers and other drainage facilities and any proposed connection to existing facilities.
S.	Location, size and material of any capped sewers, house connections, mains, and laterals, and proposed connection to existing facilities.
T.	Records of a title search, indicating any existing covenants on the land to be subdivided. This may be provided as a separate statement.
APPLICATION FEE:	
	Submit application fee as listed on the application.
<p>Note: See the <i>Willard Land Development Regulations</i> and the <i>Willard Design Standards for Public Improvements</i> for required public improvements and design standards. These regulations should be reviewed closely to ensure that the preliminary plat conforms to the subdivision platting requirements.</p>	

Submit Applications to:

Willard City Hall
224 W. Jackson, P.O. Box 187
Willard, MO 65781
(417) 742-3033

For mail delivery, use the post office box address
For hand delivery or parcel delivery, use the street address

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on October 27, 2020 at 7:00 p.m. and the Willard Board of Aldermen shall meet on November 9, 2020 at 7:00 p.m. at the Willard Community Building, 220 W. Jackson, to conduct a public hearing to consider the Preliminary Planned Development for Stone Creek Phase 2 and Phase 3. The parcels involved being located on E. Granite, and N. Farm Road 101, further identified by Greene County Assessor as Parcels 0736300037 and 0736300068. The Board will take public comments at this meeting. If you are unable to attend this meeting, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the Preliminary Planned Development to Jennifer Rowe, City Clerk at:

City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5302
clerk@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.

Preliminary Development Plan
Stone Creek Phases II & III
A PROPOSED SINGLE-FAMILY RESIDENTIAL
PLANNED DEVELOPMENT DISTRICT
WILLARD, MISSOURI



DANCO INVESTMENTS, INC.
466 W FARM ROAD 80
WILLARD, MISSOURI 65803

PREPARED BY:



9648 E North View Road
Strafford, Missouri 65757
417-379-0640

October 1, 2020

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Stone Creek Subdivision Phases II & II Planned Development District Willard, Missouri Preliminary Development Plan

I. INTRODUCTION

This plan includes a description of a proposed Planned Development District for Stone Creek Phases II and III. The property consists of approximately 27.1 acres of ground located on the north and east side Hughes Road and south of Granite Road. The development would allow for the creation of 71 lots: 69 single-family lots and two common area lots. A location map is included on the Final Development Plan Exhibit.

The maximum density of the development is 2.54 homes per acre. The development plan allows for building setbacks and lot dimensions that differ from the minimum standards under Willard's R-1 zoning requirements as outlined in this document and the Preliminary Development Plan Exhibit.

The development is consistent with the surrounding single-family residential uses.

II. GENERAL INFORMATION

- A. Legal Description — See the Final Development Plan Exhibit
- B. Total single-family lots: 69
- C. Total acres: 27.1 acres
 - 1. Residential single-family use: 19.2 ac (71%)
 - a. Density 2.54 units per acre
 - 2. Non-residential use: 0.00 ac (0.0%)
 - 3. Private open space: 2.84 ac (10.4%)
 - 4. Public right-of-way: 5.06 ac (18.6%)
 - 5. Off-street parking and loading: 0.00 ac (0.0%)

III. STANDARD FOR DEVELOPMENT PLAN

A. Intensity of Development

- 1. Maximum number dwelling units: 69
- 2. Minimum square footage of dwelling units
 - a. Over crawl space 1,500 sf
 - b. Over basement 1,500 sf main level
 - c. Two-story 2,000 sf
- 3. One Single-family detached dwelling allowed per lot

B. Uses permitted

This PDD is intended primarily for single-family detached dwellings, one (1) dwelling per lot. Other uses necessary to meet education, governmental, religious, recreation and other neighborhood needs are permitted or allowed as conditional uses subject to restrictions intended to preserve the residential character of the district. This PDD allows for conditional uses permitted in R-1 Single Family Residence District as described in the Willard Municipal Code.

C. Lot Size, Bulk, Area and Height Requirements

1. Minimum Lot Size 10,000 sf
2. Lot width: 80'
3. Front Yard Setback: 35'
4. Side Yard Setback: 10' / 15' on corner lots next to street
5. Back Yard Setback: 30'
6. Maximum lot coverage: 40%
7. Maximum structure height for primary structure: 30'
8. Maximum structure height for accessory structure: 16'

D. Public Facilities

A wood chip nature trail will be constructed on the existing detention tract with a connection to the internal sidewalks in the development. The homeowners association will provide on-going maintenance.

E. Landscaping Requirements

Landscaping requirements shall be in accordance with the Declaration of Conventions, Covenants and Conditions.

IV. DECLARATION OF CONVENTIONS, COVENANTS AND CONDITIONS

Declaration of Conventions, Covenants and Conditions are included in Appendix A

V. PHASING OF THE DEVELOPMENT

The development will be constructed in two phases as indicated on the Preliminary Development Plan Exhibit. The first phase, to be known as Phase II, will be constructed in 2021. The second phase, to be known as Phase III, is expected to be constructed the following year although market conditions will ultimately dictate the phasing of construction.

All public improvements required and directly related to each phase will be completed prior to final platting of related phase.

VI. TRAFFIC IMPACT

The development is located in a residential area of the City and has three access points off of Hughes Road: Wright Street, Berry Lane, and Colby Street. Hughes Road intersects with Farm Road 94 to the south and Miller Road and State Highway AB to the northwest. The development is located approximately two miles from Hwy 160, a major highway linking Willard to Springfield and Interstate 1-44. Farm Road 94 is the closest arterial and is classified as a secondary arterial.

A. Traffic Generated by the Subdivision

The estimated total amount of traffic generated by this development based on the Institute of Transportation Engineers *Trip Generation* manual is as follows:

1. Average Weekday Trip Ends per Dwelling Unit

Average weekday trip ends per single family detached unit = 9.57 trips per unit
Maximum density = 69 units
Total average weekday traffic from subdivision, $9.57 \times 69 = 660$ trips per day
Directional distribution is 50% entering and 50% exiting

2. Trip Generation for AM Peak Hour

Average rate = 0.77 trips per unit
Total number of AM peak hour trips, $0.77 \times 69 = 53$ trips
Directional distribution is 26% entering and 74% exiting
Trips entering subdivision during the AM peak, $26\% \times 53 = 14$ trips
Trips exiting subdivision during the AM peak, $74\% \times 53 = 39$ trips

3. Trip Generation for PM Peak Hour

Average rate = 1.02 trips per unit
Total number of PM peak hour trips, $1.02 \times 69 = 70$ trips
Directional distribution is 64% entering and 36% exiting
Trips entering subdivision during the PM peak, $64\% \times 70 = 45$ trips
Trips exiting subdivision during the PM peak, $36\% \times 70 = 25$ trips

B. Existing Traffic Counts

Peak AM and PM traffic counts were performed on Hughes Road and Farm Road 94 on September 29, 2020 and September 30, 2020. Farm Road 94 was analyzed because it is the closest arterial to the site. The intersection of the two roads is stop controlled on the southbound lane of Hughes road. There was rarely more than one vehicle at the stop sign at one time and never more than two vehicles observed during the peak hour counts.

The results from the traffic counts are as follows:

1. Hughes Road

AM total = 48 vehicle per hour (vph)
North bound total = 13 vph (27%)
South bound total = 35 vph (73%)

PM total = 71 vph
North bound total = 44 vph (62%)
South bound total = 27 vph (38%)

2. Farm Road 94

AM total = 68 vph
East bound total = 48 vph (71%)
West bound total = 20 vph (29%)

PM total = 86 vph
East bound total = 29 vph (34%)
West bound total = 57 vph (66%)

C. Combined Traffic

Assuming the same directional splits, the anticipated total traffic following the completion of the subdivision is as follows:

1. Hughes Road

AM total = 101 vph
North bound total = 27 vph (27%)
South bound total = 74 vph (73%)

PM total = 141 vph
North bound total = 87 vph (62%)
South bound total = 54 vph (38%)

The combined traffic totals are well within the capacity of a local two-lane road of 1,000 vehicles per hour and the stop control capacity of 35 seconds per vehicle.

Exhibit 1

Appendix A

TITLE: DECLARATION OF CONVENTIONS, COVENANTS AND CONDITIONS

DATE: SEPTEMBER 28, 2020

Grantors: DANCO INVESTMENTS INC.

LEGAL: SEE ATTACHED

DECLARATION OF CONVENTIONS, COVENANTS AND CONDITIONS OF

STONE CREEK PHASE II

This Declaration of Restrictions, Covenants and Conditions of Stone Creek a subdivision in Greene County, City of Willard, Missouri, made on the date hereinafter set forth by Danco Investments Inc., A Missouri Corporation, hereinafter referred to as "Developer,"

WITNESSETH:

WHEREAS, Developer is the owner of record of the following described real property, hereinafter called the "Property":

A TRACT OF LAND LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 23 WEST, WILLARD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NE CORNER OF SAID SW1/4 OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE ALONG THE NORTH LINE OF SAID SW1/4 N87°58'02"W, 563.11 FEET FOR THE POINT OF BEGINNING; THENCE S05°44'24"E, 288.66 FEET; THENCE N87°57'30"W, 658.39 FEET; THENCE S61°09'56"W, 116.39 FEET; THENCE S02°12'46"W, 80.27 FEET; THENCE N87°57'30"W, 44.02 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 58.82 FEET, A CENTRAL ANGLE OF 26°57'44", AND A CHORD BEARING OF S78°33'38"W; THENCE S65°04'46"W, 61.07 FEET; THENCE N02°12'46"E, 190.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 22.87 FEET, A CENTRAL ANGLE OF 26°12'28", AND A CHORD BEARING OF N74°41'00"W; THENCE N88°04'22"W, 143.03 FEET; THENCE N02°14'31"E, 211.02 FEET; THENCE N88°04'48"W, 636.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF HUGHES ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N01°56'09"E, 60.00 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, N01°59'12"E, 10.96 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HUGHES ROAD N88°00'48"W, 51.78 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N02°06'44"E, 299.51 FEET; THENCE S88°01'48"E, 952.64 FEET; THENCE S01°52'33"W, 309.70 FEET; THENCE S87°58'02"E, 773.07 FEET TO THE POINT OF BEGINNING.

WHEREAS, Developer desires to provide for the development of the Property with open areas, and residential homes, and to provide for the maintenance, improvement and administration of the community and the preservations of the values and amenities of the property, and

WHEREAS, subsequent to the recording of this Declaration, Stone Creek Homeowners association will be organized for the general purposes of managing the Common Area and facilities; administering and enforcing the covenants and restrictions; and collecting and disbursing the assessments as provided for in this Declaration.

NOW THEREFORE, Developer does hereby declares that the Property shall be subject to the restrictions, covenants and conditions, easements and charges, hereinafter set forth, which shall run with the land and be binding on all present and future owners, and shall inure to the benefit of each owner of the land included in the Property.

ARTICLE 1

OWNER'S EASEMENTS OF ENJOYMENT. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area; the right of the Association to limit the number of guests of Owners; the right of the Association to limit the Common Area which may be used by guests of Owners; the right of the Association to impose conditions under which the Common Area may be used by Owners and/or their guests;
- (b) The right of the Association to suspend any Owner's voting rights and the right to use the Common Area for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed ninety (90) days for any infraction of this Declaration, Bylaws of the Association or any Rules which may be imposed by the Association;
- (c) The right of the Association to dedicate or transfer all or any part of the Common Area to any governmental agency, authority, or public or private utility for such purposes;
- (d) The right of the Association to promulgate and enforce the Rules in connection with the property.

Article II

THE STONE CREEK OWNERS ASSOCIATION.

Section 1: Organization.

(a) The Association. The Association is or shall be a non-profit corporation organized and existing under the General Not-For-Profit Corporation Act of the State of Missouri, charged with the duties and invested with the powers prescribed by law and set forth in its Articles of Incorporation (the "Articles"), By-Laws, and this Declaration. Neither the articles nor by-Laws shall, for any reason, be amended or otherwise changed or interpreted as to be inconsistent with this Declaration. The Association will not be dissolved without the consent of the City of Willard, Missouri.

(b) Board of Directors and Officers. The affairs of the Association shall be conducted by a Board of Directors and such officers as the Directors may elect or appoint, and accordance with the Articles and the By-Laws.

(c) The Association when formed: The association shall be formed at any time after completion of 60% of homes. The Board of Directors will be elected at the first meeting on a basis of one vote for each home. The Board will originally consist of three (3) members. This number can be adjusted by majority vote of homeowners but will always be an odd number of directors.

Section 2: Powers and duties of the Association. The Association shall have such rights powers and duties as set forth in the Articles and By-Laws.

Section 3: Rules. By a majority vote of the Board, the Association may, from time to time and subject to the provision of the Declaration, adopt, amend and repeal rules and regulations governing the use of any Common Area by Any Owner, by the family of such Owner, or by and invitee, licensee or lessee of such Owner; provided, however, that such rules may not discriminate among Owners and shall not be inconsistent with the Declaration, the Articles or By-Laws. A copy of such Rules as they may from time to time be adopted, amended or repealed, shall be made available to each Owner and the Owner's request. Upon promulgation the Rules shall have the same force and effect as if they were set forth in and were part of the Declaration.

Section 4: Personal Liability. No member of the Board of Directors of the Association, or any committee thereof, or any officers of the Association shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence of the Association, the Board, or any other representative or employee of the Association, or any committee, or any office of the Association provided that the person has upon the basis of the information as may be possessed by him, acted without willful or intentional misconduct.

Section 5: Responsibility for Common Areas: The Association shall have the responsibility for maintaining the Common Areas and shall be responsible for the payment of any taxes and insurance on the Common Areas. In the event any Common Area is willfully or maliciously damaged or destroyed by an Owner or any of his guest, tenants, licensees, agents or members of his family, such Owner does hereby authorize the Association to repair said damaged area, and the Association, at its option, shall so repair said damaged area. The cost for such repairs shall be paid by said Owner, upon demand, to the Association and the Association may enforce collections of same in the same manner as if such costs were an assessment and shall have all powers and rights to so collect as set forth in Article III Section 2. The Common Areas will be turned over to the Association upon election of officers of said Association.

Article III Membership and Voting Rights

Section 1: Membership. Every Owner, either of a fee or undivided interest, of a lot, shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2: Management. Members shall have no rights to manage the business affairs of the Association. The management of the Association is vested entirely in the Board of Directors as set forth in the Articles and By-Laws.

Section 3: Voting Rights. Voting members of the association shall be all those members described in Section 1 hereof, including Developers for so long as Developers own any interest in a Lot. Voting members shall be entitled to one (1) vote for each Lot in which such member owns an interest. When more than one person or entity holds an interest in any Lot, all such person or entities shall be members and the vote for such Lot shall be exercised as they, among themselves, determine but such joint ownership shall not increase the one vote which could otherwise be cast for any Lot.

Any matter to be voted on by the voting members of the association shall be determined by a majority of the votes cast; provided, however, that no vote shall be valid unless the Developers shall have cast their vote or votes or shall have waived such right in writing for so long as Developers own a Lot.

Section 4: Creation of the Lien and Personal Obligations of Assessments. Each owner of any Lot, other than Developer, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments of charges, and (2) special assessments for capital improvements, such assessments to be established and collected as provided. The Developer shall not be considered an Owner of a Lot or a member of the Association for purposes of assessment and the Developer shall not be obligated to pay any annual or special assessments. The annual and special assessments, together with interest, costs and reasonable attorneys' fees, shall, to the full extent permitted by law, be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, cost and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property on the effective date of the assessment. The personal obligation for delinquent assessment shall not pass to his successors in title unless expressly assumed by them, but, nevertheless, the lien above-mentioned arising by reason of such assessment shall continue to be a charge and lien upon the land as above provided. Until the Board of Directors specifies the amount of the annual assessment, such assessment for any year shall become due and payable on the 1st day of July of each year, or at such other date as designated by the Board of Directors.

Section 5: Effect of Nonpayment of Assessments; Remedies of the Association. Each Owner shall be deemed to covenant and agree to pay to the Association the assessments provided for herein, and each agrees to the enforcement of the assessments in the manner herein specified. In the event the Association employs an attorney or attorneys for collection of any assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the purpose in connection with the breach of this Declaration, each Owner and Builder agrees to pay reasonable attorneys' fees and costs thereby incurred in addition to any other amounts due or any other relief or remedy obtained against said Owner or Builder. In the event of a default in payment deemed delinquent, and shall bear interest at the rate of eighteen percent (18%) per annum, and in addition to any other remedies herein or by law provided, the Association may enforce each such obligation in any matter provided by law or in equity, or, without any limitation by the foregoing, by either or both the following procedures:

- (a) The Board may cause a suit at law to be commenced and maintained in the name of the Association against any Builder or Owner to enforce each such assessment obligation.
- (b) There is, to the full extent permitted by law, hereby created a claim of lien, with power of sale, on each and every Lot to secure payment to the Association of any and all assessments, interest, attorneys' fees and other cost levied against any and all Owners of such Lots under this Declaration.

Article IV

Section 1: The following restrictions are imposed upon each residential lot for the benefit of all Owners, Builders, and the Developer.

Section 2: Single Family Residential Use. Except as provided in Section 6 for Developer's or Builder's offices, all lots shall be used, improved and devoted exclusively as a one-family dwelling, and no gainful occupation, profession, trade, or other non-residential use shall be conducted on such lot. Nothing herein shall be deemed to prevent the leasing of any such dwelling, from time to time, by the Owner thereof, subject to all of the provisions placed or permitted to remain on any lot except a detached one-family dwelling, together with at least a two-car attached garage. Except as allowed in Section 15. See Section 25 for square footage requirements.

Section 3: Animals. Household pets shall be permitted; however, they shall be restrained in a humane manner so as to be restricted to the owners' property. No livestock or poultry of any kind shall be raised, bred or kept on any lot for commercial purposes. No animal shall pose a nuisance. This shall comply with the City of Willard ordinance on animal control.

Section 4: Antennae. No Antenna or other device for the transmission or reception of electronic signals shall be erected, used or maintained outdoors on any lot, which antenna or other device shall be visible from the street adjoining the front of said lot, unless approved by the Developer. TV antennas shall be erected so as to be as inconspicuous as possible and no such TV antenna shall extend more than six feet above the ridge of the roof of the particular dwelling unit upon which the antenna is located; provided, however, the Developer shall have the authority to ward variances with respect to the foregoing prohibition. Small satellite dishes for TV reception under 36" in diameter will be permitted as long as they are put in an inconspicuous place.

Section 5: Improvements and Alterations: No building, fence, wall, or residence or other structures shall be commenced, erected, improved or structurally altered, without the prior written approval of the Developer.

Section 6: Temporary Occupancy. No trailer, incomplete buildings, tent, shack, or garage and no temporary building or residence on any property within Stone Creek. Temporary buildings or structures used during the construction of a dwelling on any such property shall be removed immediately after the completion of construction. Provided, however, that the Developer or Builder shall have the continuing right to maintain a field sales office and administrative offices in mobile trailers or other approved structures for so long as the Association shall deem it necessary on any lot of Stone Creek, and no Owner shall have standing to object to the maintenance of such office.

Section 7: Trailers and Recreational Vehicles. No trailer, travel trailer, motor home, boat trailer, boat or recreational vehicle shall be parked in front of the front building line of residence. They must be in rear of residence.

Section 8: Motor Vehicles. The operation of any motor vehicles creating loud or annoying noises by virtue of its operation within the properties is strictly prohibited. No unlicensed, wrecked or inoperable vehicles of any type or description shall be parked, left, maintained or located on any lot or adjacent thereto, including the platted streets or common areas. No parking of vehicles shall

be permitted on streets, except for short term visitor parking. This does not pertain to homes under construction.

Section 9: Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any lot within Stone Creek and no odors shall be permitted to arise therefrom so as to render any such lot or portion thereof, unsanitary, unsightly, offensive or detrimental to any other lot in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any such property.

Section 10: Maintenance of Laws and Plantings. Each owner of a lot within Stone Creek shall keep all shrubs, trees, grass and plantings, including the area located between the boundary line of his property and the street on which Owner's property abuts, neatly trimmed, properly cultivated and free of trash, weeds, and other unsightly material. Additionally, each Owner of a lot within Stone Creek shall maintain two trees of at least six-foot in height in the front yard. Each Owner further agrees to replace said trees in the event that one or both die. All yards shall be sodded, hydra seeded, or seeded and strawed.

Section 11: Repair of Buildings. No buildings, structure or fence upon any lot within Stone Creek shall be permitted to fall into disrepair, and each such building, structure or fence shall be at all times kept in good condition and repair and adequately painted or otherwise finished.

Section 12: Trash Containers and Collection. No garbage or trash shall be placed or kept on any property within Stone Creek except in covered containers of a standard type. All trash containers to be kept at side or rear of property except on collection day.

Section 13: Curb Appeal. No swings, playground equipment, clotheslines, wading pools, or sandboxes may be placed in front of the dwelling, but must be kept in the back or side of the dwelling on said lot.

Section 14: Encroachments. No tree, shrub, or planting of any kind of any lot within Stone Creek shall be allowed to overhand or otherwise encroach upon any sidewalk, street, pedestrian way, or other area from ground level to a height of eight feet, without prior approval of the Developer.

Section 15: Storage Buildings. One (1) Storage Building will be allowed which will be no larger than 12 feet by 16 feet or smaller and maintained in good condition. They must be the same material as the house.

Section 16: Restriction on Further Subdivision. No lot within Stone Creek shall be further subdivided or separated into smaller lots or parcels by any Owner, and no portion less than all of any such lot, or any easement or other interest therein, shall be conveyed or transformed by an Owner. This provision shall not, in any way, limit Developer from subdividing or separating into smaller lots or parcels any property owned by the Developer. However, Owner may purchase more than one lot, but home must be placed on only one lot. Homes shall not be placed in the center of two adjoining lots. No portion of a single-family residence lot less than the entire lot, together with the improvements thereon, may be rented, and then only to a single family.

Section 17: Signs. No sign of any kind shall be displayed to the public view of any lot except: (a) one sign of not more than five square feet, advertising the property for sale or rent; (b) signs used by Builder to advertise the property during the construction and sales period; (c) signs of such shape, size and location as the Developer deems necessary for security and to advertise the project.

Section 18: Building location. No building shall be located nearer to any lot line than the minimum set-back line shown on the recorded plat of Stone Creek. No building shall be placed in the center of two adjoining lots.

Section 19: Fences.

- a. No Fencing in front yard is permitted.
- b. No chain link fencing shall be permitted.
- c. Privacy fences may not exceed seven feet in height.
- d. No fences in Stone Creek shall extend past the front edge of the house. Supporting structures on all fences shall be placed on the side of the fence facing the property of the Owner building the fence. On corner lots, the fence may extend from the back corner of the house towards the side street, but not beyond the side property line.
- e. No fence or hedge shall be permitted between the front wall of the structure and the adjoining street or across the front yard.

Section 20: Easements. Easements are reserved as shown upon the recorded plat of Stone Creek.

Section 21: Soil Removal. Soil may not be removed from the Subdivision without consent of the Developer.

Section 22: Outside Lighting. Spotlights, floodlights, or similar type high intensity lighting shall be designed, located and constructed as to eliminate or significantly reduce glare on adjoining residences, and the Developer may direct that they be redesigned or eliminated if they determine that it is advisable. Other types of low intensity lighting which do not disturb the Owners or other occupants of the properties may be allowed.

Section 23: Dwelling Exteriors. Front exteriors shall be constructed of brick or stone with the exception of trim around windows and doors. Exterior sliding will be allowed over garage doors and cantilevers. Remainder of home shall be of a maintenance free material.

Section 24: Vehicles. No unlicensed or inoperable vehicles may be kept on premises except in garage.

Section 25: Minimum Square Footage. All homes over a crawl space shall be at least 1500 square feet. All homes over a basement shall be at 1500 square feet on the main level. All two Story homes shall be at least 2000 square feet. No relocated houses, modular homes or trailers shall be permitted.

Section 26: Roof. Minimum pitch of roof shall be 6/12 or greater. No white roofs shall be allowed.

Section 27: Completion of Homes. On all lots sold, homes will need to be completed within 3 (three) years of lot closing date. All homes shall have Liberty Electric for the electric supplier and Spire for the gas. If homes are not hooked up with these utilities then an additional amount will be due the Developer. This is due to utility deposits paid for by Developer, Liberty Electric will be \$3000.00 (three thousand dollars) and Spire will be \$735.00 (seven hundred thirty five dollars). If homes are only hooked to one of the above utilities then the remaining utilities fee will be due immediately to the developer.

Article V

Section 1: Enforcement. The Association of any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration.

Section 2: The Declaration. By acceptance of a deed or by acquiring any ownership interest in any of the Lots in the Property, each person or entity binds himself, his heirs, personal representatives, successors, transferees and assigns to the covenants, conditions, rules and regulations now or hereafter imposed by this Declaration, and any amendments thereto.

Section 3: Property Owners Association. Shall have the right to set property owners' fees for the upkeep and maintenance of all common areas. These restrictions and conditions are to run with the land and shall be binding upon the represent title holders of said land as well as all other persons claiming under them for a period of thirty (30) years from the date of this instruments as recorded, after which time said covenants shall be extended automatically for successive periods of ten (10) years. This Declaration may be amended in part by the Developer or a majority of homeowners. No amendment shall be changed without the written approval of the City of Willard. Developer will develop Stone Creek in phases, by various lots. Developer may supplement, modify, or amend these restrictions, as deemed necessary.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this _____ day of _____, 2020.

Danco Investments Inc.

By: _____

Kim L. Haase, Pres.

Attest: _____

Nancy J. Haase, Sec.

STATE OF MISSOURI)
)
COUNTY F GREENE)

On this _____ day of _____, 2020, before me personally appeared Kim L. Haase to me personally known, who being duly sworn, did say that he is the President of Danco Investments, Inc. that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said Kim L. Haase acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in _____, Missouri.

Notary Public

My commission expires: _____



City of Willard

Zoning Case No. _____
Application Date _____
Application Fee \$300.00

**APPLICATION
ZONING CHANGE (REZONING)**

We, the undersigned, ask the City of Willard, Missouri Board of Aldermen to approve a zoning change as requested in this application on the tract of land described below. We attest to the truth and correctness of all facts and information presented with this application and agree to pay all advertising and mail notification costs for the public hearings as required by the *Willard Land Development Regulations*. The City of Willard is authorized to prepare and publish all required legal advertising and mail notifications, the cost of which is to be billed to the name listed below for payment.

Present Zoning Classification R-1 Requested Zoning Classification PDD-

Legal Description of Property Requested to be Rezoned (attach additional sheet if needed):

Street Address or Other Common Property Description _____

Property Owner's Name(s) _____ Danco Investments, Inc.

If corporation, Corporate Official Name and Seal: _____ Kim L. Haase, President

Mailing Address _____ 466 W. Farm Road 80, Springfield, MO 65803

Telephone Number _____ 417-839-0876 Fax Number _____ kim.haase@gmail.com

PROPERTY OWNER'S SIGNATURE:

(Not necessary if there is an authorized representative. Authorized representative must sign below).

AUTHORIZED REPRESENTATIVE:

I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name _____ Signature _____

Address _____ Telephone _____

BILL ADVERTISING AND NOTIFICATION COSTS TO:

Name _____ Danco Investments, Inc. Telephone _____ 417-839-0876

Address _____ 466 W. Farm Road 80, Springfield, MO 65803

QUESTIONS ON REZONING APPLICATION

(Attach additional sheets if necessary)

1. What is the current use of the property? R-1

2. Why are you requesting a change in zoning? Develop single-family Planned Development District

3. Are there any deed restrictions or restrictive covenants that would affect the use of this property?
If so, what are they?

No

4. Has a rezoning ever been requested for this property in the past by the current owner? What zoning classification was requested and when?

Yes, 2005, Expired single-family Planned Development District

5. If the rezoning is approved, does the applicant intend to develop the property?

Yes

APPLICATION CHECKLIST

ZONING CHANGE (REZONING) City of Willard, Missouri

This checklist is provided to help you make sure that you submit everything that is required for a complete rezoning application. The application must be complete and all items listed on the checklist must accompany the application or this case will not be processed. The application must be submitted no later than 4:00 p.m. to the Willard City Hall, 30 working days prior to the Planning and Zoning Commission public hearing at which the request for rezoning will be heard. Contact the City Clerk at the telephone number below for filing deadlines and meeting dates.

APPLICATION FORM:	
x	List the current zoning classification of the property.
x	List the zoning classification you are requesting. See the <i>Land Development Regulations, Article V</i> , for specific zoning district classifications.
x	Provide the legal description of the property to be rezoned. You may attach the legal description on a separate sheet.
x	List the current property owner's name, address, and telephone number. If a corporation, list the corporate official and include the corporate seal.
x	Current property owner must sign the application unless there is an authorized representative. If authorized representative, include power of attorney.
x	List the name and address for billing the legal advertising and mail notices for the public hearings before the Planning Commission and Board of Aldermen.
x	Provide an answer to questions 1-5 on the application.
APPLICATION FEE:	
x	Include \$300.00 application fee for zoning application. Applicant also responsible for advertising and notification costs for public hearings.
PROPERTY OWNERS NOTIFICATION:	
x	Provide a list of property owners' names and addresses within 185 feet of the area to be rezoned that has been compiled from the records of the Greene County Assessor's Office or prepared by a title company authorized to issue title policies in the State of Missouri.
x	Provide an addressed, stamped (not metered) business envelope for every property owner listed on the property owners' list.
<p>Note: The Planning and Zoning Commission <u>shall not</u> forward its recommendation to the Board of Aldermen when the applicant or the applicant's agent does not appear at the public hearing to provide evidence regarding the request for a change in zoning classification. Also, final action by the Board of Aldermen shall not be taken until the applicant has reimbursed the City for the costs of advertising and mail notifications to adjacent property owners.</p>	

Submit Applications To:
 Willard City Hall
 224 W. Jackson, PO Box 187
 Willard, MO 65781
 (417) 742-3033

For mail delivery, use the post office box address
 For hand delivery or parcel delivery, use the street address

LEGAL DESCRIPTION

DESCRIPTION 1:

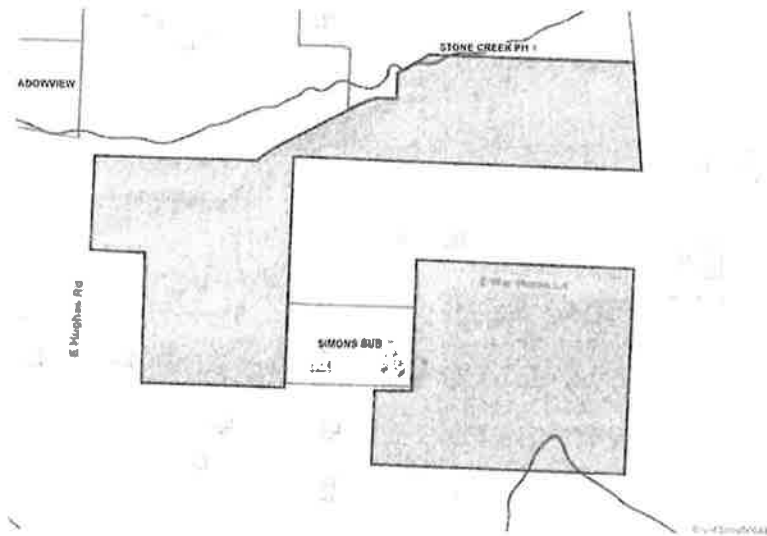
COMMENCING AT THE NE CORNER OF THE SW1/4 OF SECTION 36, T-30-N, R-23-W, WILLARD, GREENE COUNTY, MISSOURI; THENCE N88°00'57"W, 563.05 FEET; THENCE S05°44'42"E, 288.22 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING S05°44'42"E, 334.37 FEET; THENCE N87°53'55"W, 1123.01 FEET; THENCE S05°45'40"E, 473.29 FEET; THENCE S02°00'28"W, 250.74 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HUGHES ROAD; THENCE N87°58'39"W, 516.81 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N02°06'12"E, 381.07 FEET; THENCE N88°05'15"W, 197.13 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID HUGHES ROAD; THENCE N02°40'19"E, 330.03 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S88°05'15"E, 527.31 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING OF N54°31'54"E, AN ARC DISTANCE OF 64.40 FEET; THENCE N65°04'28"E, 320.76 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING OF N78°33'20"E, AN ARC DISTANCE OF 58.82 FEET; THENCE S87°57'49"E, 44.02 FEET; THENCE N02°12'28"E, 80.27 FEET; THENCE N61°09'38"E, 116.39 FEET; THENCE S87°57'49"E, 658.39 FEET TO THE POINT OF BEGINNING. CONTAINING 16.60 ACRES SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION 2:

COMMENCING AT THE NE CORNER OF THE SOUTH 400.00 FEET OF THE NORTH 1/2 OF THE SE1/4 OF THE SW1/4 OF SECTION 36, T-30-N, R-23-W, WILLARD, GREENE COUNTY, MISSOURI; THENCE N88°02'33"W, 507.07 FEET ALONG THE NORTH LINE OF SAID SOUTH 400 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING N88°02'33"W, 807.98 FEET ALONG THE NORTH LINE OF SAID SOUTH 400.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HUGHES ROAD; THENCE N01°42'47"E, 256.15 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S88°04'18"E, 179.84 FEET; THENCE N01°58'35"E, 250.52 FEET; THENCE N00°24'07"E, 133.03 FEET; THENCE S88°09'25"E, 652.01 FEET; THENCE S03°40'37"W, 641.33 FEET TO THE POINT OF BEGINNING. CONTAINING 10.5 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Engineering Report

Stone Creek Phases II & III



DANCO INVESTMENTS, INC.
466 W FARM ROAD 80
WILLARD, MISSOURI 65803

PREPARED BY:



9648 E North View Road
Strafford, Missouri 65757
417-379-0640

October 1, 2020

Table of Contents

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APPENDIX A	Location Map
	Drainage Area Map
APPENDIX B	Preliminary Plat



Engineering Report Stone Creek Phases II & III Engineering Report

I. INTRODUCTION

In accordance with Willard's Land Development Regulations, Danco Investments, LLC has retained Whitlock Engineering, LLC to prepare an engineering report for Stone Creek Subdivision Phases II & III in Willard, Missouri. This report addresses stormwater drainage, water supply, wastewater disposal, utilities, traffic impacts and environmental concerns.

The proposed 27.1 acre single-family residential subdivision will consist of 69 single-family residential lots, two common area lots, and common area detention basins. The proposed subdivision is located on the north and east side Hughes Road and south of Granite Road. Specifically the site is located in part of the south half of the northwest quarter of Section 28, Township 27N, Range 23W in Christian County Missouri. Refer to Exhibit 1 in Appendix A for a Location Map.

II. STORMWATER DRAINAGE

A. Offsite/Site Drainage Areas

Refer to Exhibit 2 in Appendix A for a Drainage Area Map showing the drainage areas.

The subdivision is located on a ridge that runs east and west through the site. The north two-thirds of the site consisting of approximately 30.9-acres sheet flows in a northerly direction. The south one-third of the site consisting of approximately 13.7-acres sheet flows in a southerly direction.

Offsite drainage is provided by two watersheds that flow through the north and south edges of the subdivision. The northerly watershed is 1,070-acres and southerly watershed is 766-acres. Development will not occur within either waterway conveying offsite drainage except for utilities.

The entire area is designated a Zone X (area of minimal flood hazard) on FEMA Flood Insurance Map.

Table 1 shows a tabulation of the estimated 100-year peak runoff from the site. The simplified method was used to compute peak discharges.

B. Storm Drainage System

The storm water on this site will be handled by overland flow, and storm sewers designed in accordance with Chapter 405 of Willard's design standards for public improvements. No modifications to floodplains, floodways, or natural channels are proposed for the proposed residential subdivision.

C. Stormwater Management

Best management practices (BMP) should be used to control erosion and prevent sediment from leaving the site. Examples of BMPs are: minimize unnecessary land disturbance activities and restore vegetation to disturbed areas following land disturbance activities; apply mulch to areas that will remain exposed for extended periods of time; maintain a minimum 25-foot vegetated buffer along natural drainage ways; and install riprap energy dissipaters at culvert outlets.

All paint, solvents, petroleum waste products and storage containers such as drums, cans, or cartons shall be stored according to BMPs. Materials exposed to precipitation shall be stored in watertight, structurally sound, closed containers.

D. Downstream Drainage Structures

There is a box culvert under Hughes Road at the low point of the subdivision.

E. Stormwater Detention

It is anticipated that two additional detention basins will be necessary to mitigate the increase in runoff due to the development. Design of the detention basins will be in accordance with Chapter 405 of Willard's design standards for public improvements.

III. WATER SUPPLY

Potable water for this development will be supplied by the City of Willard public water system. The system will be sized to provide for the domestic water usage of this subdivision and fire protection.

IV. GAS SUPPLY

Natural gas supply will be designed and provided by Spire Energy.

V. ELECTRIC SUPPLY

Liberty Electric will provide electric service to the subdivision.

VI. WASTEWATER DISPOSAL

All sewage generated by this subdivision will be collected and routed to the 12" diameter City of Willard sewer main. This line has sufficient capacity for this extension.

VII. TRAFFIC ANALYSIS

The development is located in a residential area of the City and has three access points off of Hughes Road: Wright Street, Berry Lane, and Colby Street. Hughes Road intersects with Farm Road 94 to the south and Miller Road and State Highway AB to the northwest. The development is located approximately two miles from Hwy 160, a major highway linking Willard to Springfield and Interstate 1-44. Farm Road 94 is the closest arterial and is classified as a secondary arterial.

A. Traffic Generated by the Subdivision

The estimated total amount of traffic generated by this development based on the Institute of Transportation Engineers *Trip Generation* manual is as follows:

1. Average Weekday Trip Ends per Dwelling Unit

Average weekday trip ends per single family detached unit = 9.57 trips per unit

Maximum density = 69 units

Total average weekday traffic from subdivision, $9.57 \times 69 = 660$ trips per day

Directional distribution is 50% entering and 50% exiting

2. Trip Generation for AM Peak Hour

Average rate = 0.77 trips per unit

Total number of AM peak hour trips, $0.77 \times 69 = 53$ trips

Directional distribution is 26% entering and 74% exiting

Trips entering subdivision during the AM peak, $26\% \times 53 = 14$ trips

Trips exiting subdivision during the AM peak, $74\% \times 53 = 39$ trips

3. Trip Generation for PM Peak Hour

Average rate = 1.02 trips per unit

Total number of PM peak hour trips, $1.02 \times 69 = 70$ trips

Directional distribution is 64% entering and 36% exiting

Trips entering subdivision during the PM peak, $64\% \times 70 = 45$ trips

Trips exiting subdivision during the PM peak, $36\% \times 70 = 25$ trips

B. Existing Traffic Counts

Peak AM and PM traffic counts were performed on Hughes Road and Farm Road 94 on September 29, 2020 and September 30, 2020. Farm Road 94 was analyzed because it is the closest arterial to the site. The intersection of the two roads is stop

controlled on the southbound lane of Hughes road. There was rarely more than one vehicle at the stop sign at one time and never more than two vehicles observed during the peak hour counts.

The results from the traffic counts are as follows:

1. Hughes Road

AM total = 48 vehicle per hour (vph)
North bound total = 13 vph (27%)
South bound total = 35 vph (73%)

PM total = 71 vph
North bound total = 44 vph (62%)
South bound total = 27 vph (38%)

2. Farm Road 94

AM total = 68 vph
East bound total = 48 vph (71%)
West bound total = 20 vph (29%)

PM total = 86 vph
East bound total = 29 vph (34%)
West bound total = 57 vph (66%)

C. Combined Traffic

Assuming the same directional splits, the anticipated total traffic following the completion of the subdivision is as follows:

1. Hughes Road

AM total = 101 vph
North bound total = 27 vph (27%)
South bound total = 74 vph (73%)

PM total = 141 vph
North bound total = 87 vph (62%)
South bound total = 54 vph (38%)

The combined traffic totals are well within the capacity of a local two-lane road of 1,000 vehicles per hour and the stop control capacity of 35 seconds per vehicle.

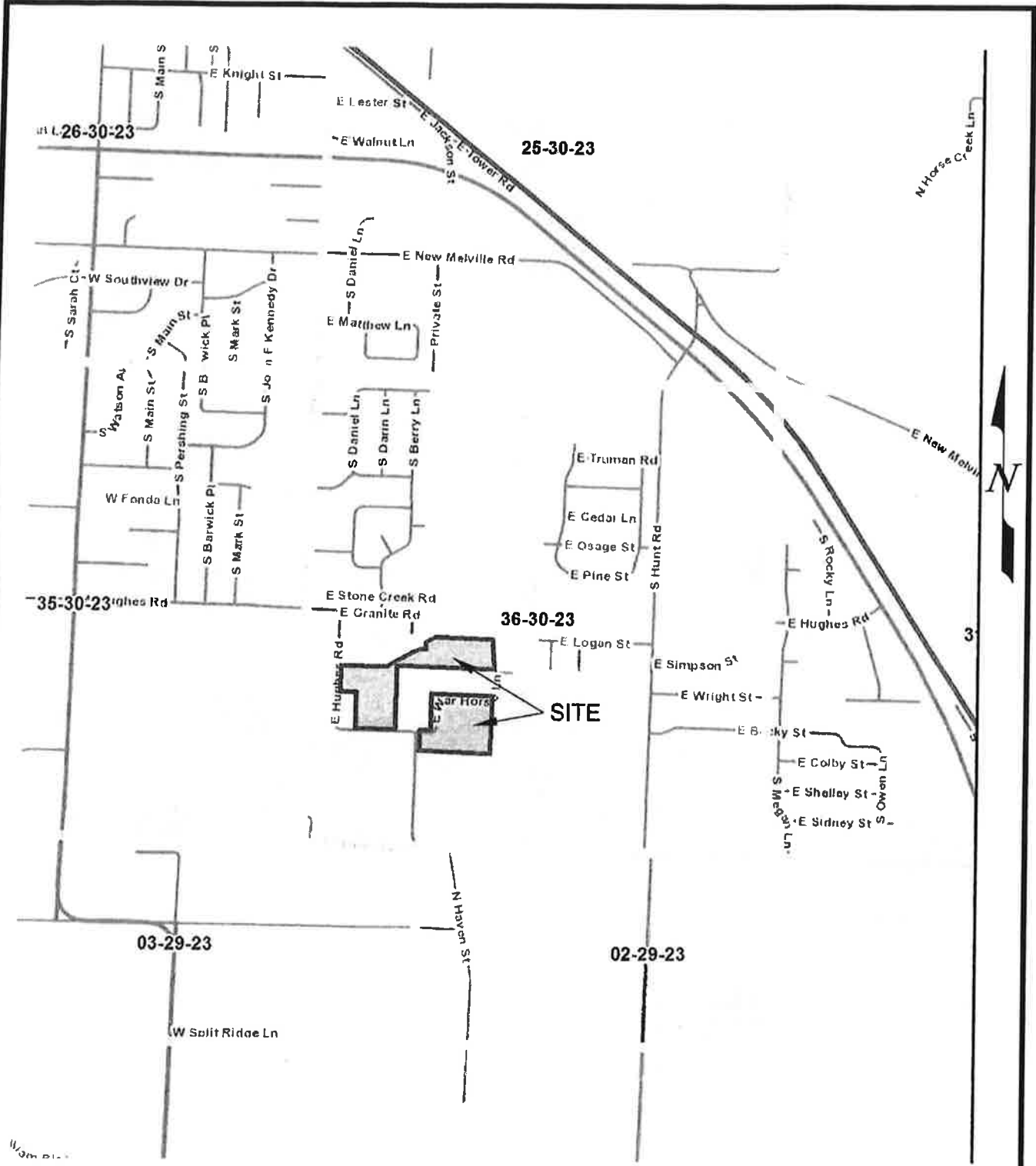
VIII. PRELIMINARY PLAT

Stribling Surveying, LLC, provided the survey and legal descriptions for the Preliminary Plat. A reduced size copy of the Preliminary Plat is included in Appendix C.

IX. PLANNING DATA

Area of Road Right-of-way	5.06 Acres
Area Dedicated to Open Space	2.84 Acres
Density	2.54 D.U. per Acre
Smallest Lot	0.25 Acres
Largest Lot	0.43 Acres
Significant Natural Features	N/A

Appendix A



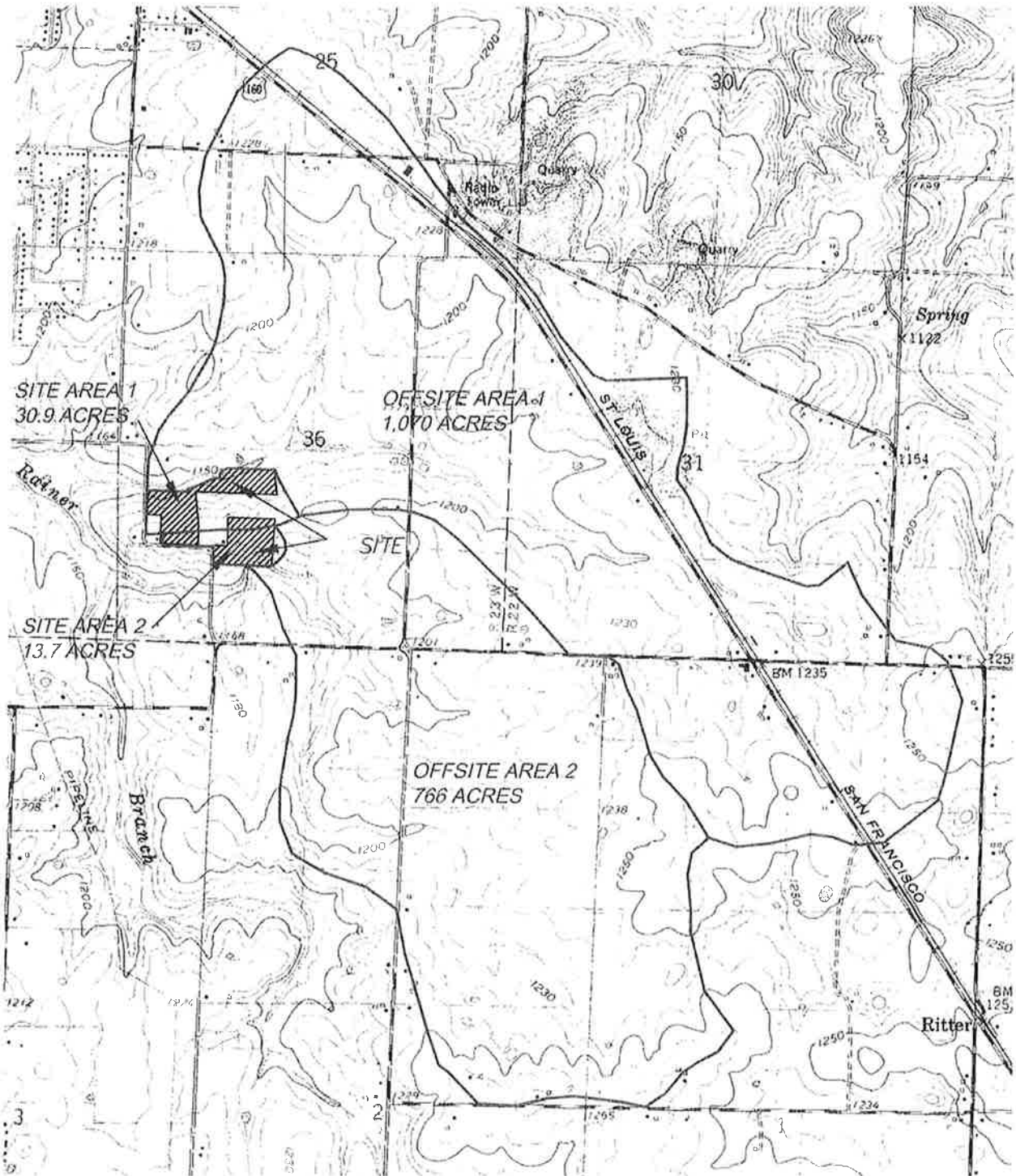
LOCATION MAP
 SECTION 36, TOWNSHIP 30N, RANGE 23W
 SCALE: 1"=2000'



WHITLOCK
 ENGINEERING, LLC
 9648 E North View Road
 Strofford, Missouri 65757
 Phone: 417-379-0640
 C.E. Certificate/License No. 2012000438

STONE CREEK SUBDIVISION
 WILLARD, MISSOURI
 LOCATION MAP

EXHIBIT 1
 DATE: 10/01/20



DRAINAGE AREA MAP
SCALE: 1"=2000'

WHITLOCK
ENGINEERING, LLC
9648 E North View Road
Strafford, Missouri 65757
Phone: 417-379-0640
C.E. Certificate/License No. 2012000438

STONE CREEK SUBDIVISION
WILLARD, MISSOURI
DRAINAGE AREA MAP

EXHIBIT 2
DATE: 10/01/20



City of Willard

Zoning Case No. 2020-102
Application Date 10-2-20
Application Fee \$300.00

**APPLICATION
ZONING CHANGE (REZONING)**

We, the undersigned, ask the City of Willard, Missouri Board of Aldermen to approve a zoning change as requested in this application on the tract of land described below. We attest to the truth and correctness of all facts and information presented with this application and agree to pay all advertising and mail notification costs for the public hearings as required by the *Willard Land Development Regulations*. The City of Willard is authorized to prepare and publish all required legal advertising and mail notifications, the cost of which is to be billed to the name listed below for payment.

Present Zoning Classification R-1 Requested Zoning Classification PDD-

Legal Description of Property Requested to be Rezoned (attach additional sheet if needed):

Street Address or Other Common Property Description _____

Property Owner's Name(s) _____ Danco Investments, Inc.

If corporation, Corporate Official Name and Seal: _____ Kim L. Haase, President

Mailing Address _____ 466 W. Farm Road 80, Springfield, MO 65803

Telephone Number _____ 417-839-0876 Fax Number _____ klm.haase@gmail.com

PROPERTY OWNER'S SIGNATURE:

(Not necessary if there is an authorized representative. Authorized representative must sign below).

AUTHORIZED REPRESENTATIVE:

I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name Kim L. Haase Signature [Handwritten Signature]

Address 466 W. Farm Road 80 Springfield MO Telephone 417-833-2718
65803

BILL ADVERTISING AND NOTIFICATION COSTS TO:

Name Danco Investments, Inc. Telephone 417-839-0876

Address 466 W. Farm Road 80, Springfield, MO 65803

QUESTIONS ON REZONING APPLICATION

(Attach additional sheets if necessary)

1. What is the current use of the property? R-1

2. Why are you requesting a change in zoning? Develop single-family Planned Development District

3. Are there any deed restrictions or restrictive covenants that would affect the use of this property?
If so, what are they?

No

4. Has a rezoning ever been requested for this property in the past by the current owner? What zoning classification was requested and when?

Yes, 2005, Expired single-family Planned Development District

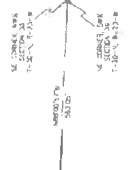
5. If the rezoning is approved, does the applicant intend to develop the property?

Yes

parid	owner	address1	address2
736300053	BANKSTON, JAMES M ✓	424 HUGHES RD	WILLARD MO 65781 9548
736300060	KELTNER, THOMAS J ✓	405 HUGHES RD	WILLARD MO 65781 9549
736300072	LOGAN, KEITH R ✓	420 HUGHES E RD	WILLARD MO 65781
736300046	PYRAH, GRANT L TRUSTEE ✓	414 HUGHES RD	WILLARD MO 65781 9548
736300004	SHAEFER, LARRY L ✓	415 HUGHES E RD	WILLARD MO 65781 9549
736300037	DANCO INV INC	PO BOX 44	SPRINGFIELD MO 65801 0044
736300067	DANCO INVESTMENTS INC	PO BOX 44	SPRINGFIELD MO 65801 0044
736300068	DANCO INVESTMENTS INC	PO BOX 44	SPRINGFIELD MO 65801 0044
736300024	LIVGREN, CALVIN A ✓	421 HUGHES RD	WILLARD MO 65781 9567
736300071	LOGAN, KEITH R	420 HUGHES E RD	WILLARD MO 65781
736300025	LYONS, BENJAMIN ✓	419 HUGHES E RD	WILLARD MO 65781
736300035	DREW, EDWARD WILLIAM JR ✓	457 WAR HORSE E LN	WILLARD MO 65781
736300057	LOGAN, KEITH R	420 HUGHES RD	WILLARD MO 65781 9548
736300047	CONDICT, W CAROLYN TR ✓	422 HUGHES RD	WILLARD MO 65781 9548
736300050	PYRAH, GRANT L TRUSTEE	414 HUGHES RD	WILLARD MO 65781 9548
736300015	KELTNER, THOMAS J	405 HUGHES RD	WILLARD MO 65781 9549
736300063	BIERER, FREDERICK ✓	831 RED ROCK	WILLARD MO 65781

PRELIMINARY PLAT OF STONE CREEK PHASES II & III A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI

SEC. 36 T. 30 N.
R. 32 E.
S. 34



PROPERTY DESCRIPTIONS

ACCOMMODATION:

The property is divided into lots numbered 1 through 71. The lots are arranged in a grid pattern, with some lots being larger than others. The lots are numbered as follows: 1-10, 11-20, 21-30, 31-40, 41-50, 51-60, 61-71.

GENERAL NOTES

1. THIS PLAN SHOWS THE LAYOUT OF THE DEVELOPMENT AND THE LOTS WITHIN THE DEVELOPMENT.
2. THE LOTS ARE TO BE DEVELOPED AS RESIDENTIAL LOTS.
3. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
4. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
5. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
6. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
7. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
8. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
9. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
10. THE LOTS ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.

DEVELOPMENT DATA

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
1	10,000	0.23	2.3
2	10,000	0.23	2.3
3	10,000	0.23	2.3
4	10,000	0.23	2.3
5	10,000	0.23	2.3
6	10,000	0.23	2.3
7	10,000	0.23	2.3
8	10,000	0.23	2.3
9	10,000	0.23	2.3
10	10,000	0.23	2.3
11	10,000	0.23	2.3
12	10,000	0.23	2.3
13	10,000	0.23	2.3
14	10,000	0.23	2.3
15	10,000	0.23	2.3
16	10,000	0.23	2.3
17	10,000	0.23	2.3
18	10,000	0.23	2.3
19	10,000	0.23	2.3
20	10,000	0.23	2.3
21	10,000	0.23	2.3
22	10,000	0.23	2.3
23	10,000	0.23	2.3
24	10,000	0.23	2.3
25	10,000	0.23	2.3
26	10,000	0.23	2.3
27	10,000	0.23	2.3
28	10,000	0.23	2.3
29	10,000	0.23	2.3
30	10,000	0.23	2.3
31	10,000	0.23	2.3
32	10,000	0.23	2.3
33	10,000	0.23	2.3
34	10,000	0.23	2.3
35	10,000	0.23	2.3
36	10,000	0.23	2.3
37	10,000	0.23	2.3
38	10,000	0.23	2.3
39	10,000	0.23	2.3
40	10,000	0.23	2.3
41	10,000	0.23	2.3
42	10,000	0.23	2.3
43	10,000	0.23	2.3
44	10,000	0.23	2.3
45	10,000	0.23	2.3
46	10,000	0.23	2.3
47	10,000	0.23	2.3
48	10,000	0.23	2.3
49	10,000	0.23	2.3
50	10,000	0.23	2.3
51	10,000	0.23	2.3
52	10,000	0.23	2.3
53	10,000	0.23	2.3
54	10,000	0.23	2.3
55	10,000	0.23	2.3
56	10,000	0.23	2.3
57	10,000	0.23	2.3
58	10,000	0.23	2.3
59	10,000	0.23	2.3
60	10,000	0.23	2.3
61	10,000	0.23	2.3
62	10,000	0.23	2.3
63	10,000	0.23	2.3
64	10,000	0.23	2.3
65	10,000	0.23	2.3
66	10,000	0.23	2.3
67	10,000	0.23	2.3
68	10,000	0.23	2.3
69	10,000	0.23	2.3
70	10,000	0.23	2.3
71	10,000	0.23	2.3

OWNER/DEVELOPER:
DANCO INVESTMENTS, INC.
486 W. FAIRM ROAD
SPRINGFIELD, MISSOURI 65707
Phone: 417-379-0640

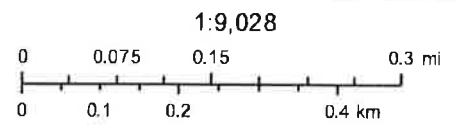
CONSULTANTS:
WHITLOCK ENGINEERING, LLC
1000 W. FAIRM ROAD
SPRINGFIELD, MISSOURI 65707
Phone: 417-379-0640

ENGINEER:
WHITLOCK ENGINEERING, LLC
1000 W. FAIRM ROAD
SPRINGFIELD, MISSOURI 65707
Phone: 417-379-0640

DATE: 10/01/25
SCALE: 1" = 100'



October 1, 2020



City of Springfield GIS

Greene MO Assessment

073630037

Buffer search results

Results 1 - 8 of 8

Parcel ID	Owner Name	Parcel Address	Last Sale
0736300013	CUNNINGHAM, GLENN E TR	425 HUGHES RD S	07/31/2007
0736300024	LIVGREN, CALVIN A	421 HUGHES RD E	03/21/2011
0736300025	LYONS, BENJAMIN	419 HUGHES RD E	08/24/2018
0736300035	DREW, EDWARD WILLIAM JR	457 WAR HORSE LN E	05/07/2018
0736300037	DANCO INV INC	FARM ROAD 101 N	07/28/2005
0736300042	SJN HOLDING LLC	485 WAR HORSE LN E	10/01/2019
0736300047	CONDICT, W CAROLYN TR	422 HUGHES RD E	02/28/2001
0736300053	BANKSTON, JAMES M	424 HUGHES RD E	01/07/2002

0736300068

Buffer search results

Results 1 - 19 of 19

Parcel ID	Owner Name	Parcel Address	Last Sale
0736300004	SHAEFER, LARRY L	415 HUGHES RD E	08/22/2017
0736300015	KELTNER, THOMAS J	405 HUGHES RD E	09/20/2013
0736300024	LIVGREN, CALVIN A	421 HUGHES RD E	03/21/2011
0736300025	LYONS, BENJAMIN	419 HUGHES RD E	08/24/2018
0736300035	DREW, EDWARD WILLIAM JR	457 WAR HORSE LN E	05/07/2018
0736300042	SJN HOLDING LLC	465 WAR HORSE LN E	10/01/2019
0736300046	PYRAH, GRANT L TRUSTEE	HUGHES RD N	01/05/2004
0736300047	CONDICT, W CAROLYN TR	422 HUGHES RD E	02/28/2001
0736300050	PYRAH, GRANT L TRUSTEE	HUGHES RD N	01/05/2004
0736300057	LOGAN, KEITH R	420 HUGHES RD E	05/01/2001
0736300060	KELTNER, THOMAS J	FARM ROAD 101 N	12/07/2007
0736300063	BIERER, FREDERICK	831 RED ROCK S	01/02/2018
0736300064	CRONKHITE INVESTMENTS LLC	830 RED ROCK S	02/07/2020
0736300065	OSBORN, BRANDON	832 RED ROCK S	07/10/2020
0736300066	CRONKHITE INVESTMENTS LLC	834 RED ROCK S	02/07/2020
0736300067	DANCO INVESTMENTS INC	GRANITE RD E	07/07/2008
0736300068	DANCO INVESTMENTS INC	GRANITE RD E	07/07/2008
0736300071	LOGAN, KEITH R	HUGHES RD E	09/18/2019
0736300072	LOGAN, KEITH R	HUGHES RD E	09/18/2019

CITY OF WILLARD, MISSOURI

224 W. Jackson Street P.O. Box 187 Willard, MO 65781 417-742-3033 417-742-3080 Fax



Agenda Item# 10

Ordinance approving the 2021 Proposed Park Fees. (1st Read) Discussion/Vote

First Reading: 11/09/20

Second Reading: _____

Council Bill No.: 20-32

Ordinance No.: 201109

AN ORDINANCE

AN ORDINANCE APPROVING THE 2021 WILLARD PARKS AND RECREATION DEPARTMENT FEE REVISIONS.

WHEREAS, the Willard Park and Recreational Advisory Board has recommended to the Board of Aldermen the approval of the 2021 fee revisions for the Willard Parks and Recreation Department; and

WHEREAS, the Board of Aldermen of the City of Willard, Missouri, has considered the 2021 update for the Willard Parks and Recreation Department.

NOW THEREFORE, BE IT HEREBY ORDAINED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The City does hereby approve the 2021 fee amendments for the Willard Parks and Recreation Department as that document is attached hereto and incorporated herein by reference as Exhibit "A".

Section 2: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and approval of the Mayor.

Approved as to form: _____
Ken Reynolds, City Attorney

Attested by:

Approved by:

Jennifer Rowe, City Clerk

Corey Hendrickson, Mayor

MEMBERS OF THE BOARD OF ALDERMEN:
1ST READ:

YES

NO

ABSTAINED

CLARK MCENTIRE

SAMUEL SNIDER

DONNA STEWART

LARRY WHITMAN

SAM BAIRD

First Reading: 11/09/20

Second Reading: _____

Council Bill No.: 20-32

Ordinance No.: 201109

MEMBERS OF THE BOARD OF ALDERMEN:
2ND READ

CLARK MCENTIRE

SAMUEL SNIDER

DONNA STEWART

LARRY WHITMAN

SAM BAIRD

Rents	2021 All		Non-Resident	2021 All	2021 Annual	R - All Day	Non - All Day	2021		Phone Registration Fee	No Phone Reg.	Notes
	2020	2021						Internet Processing Fee	Phone Registration Fee			
Community Building	\$30 per hr	\$35 per hr	\$35 per hr	\$35 per hr		\$300.00	\$350.00	3%			\$0.00	
Kitchen Rental	\$300.00	\$300.00	\$300.00	\$300.00		N/A	N/A	3%			\$0.00	
Bijl Gym	\$35 per hr	\$35 per hr	\$35 per hr	\$35 per hr		\$250.00	\$300.00	3%			\$0.00	
Small Gym	\$20 per hr	\$25 per hr	\$25 per hr	\$25 per hr		\$200.00	\$250.00	3%			\$0.00	
Murray	\$25 per hr	\$30 per hr	\$30 per hr	\$30 per hr		N/A	N/A	3%			\$0.00	
Big Pavilion	\$10 per hr	\$15 per hr	\$15 per hr	\$15 per hr		N/A	N/A	3%			\$0.00	
Small Pavilion	\$5 per hr	\$10 per hr	\$10 per hr	\$10 per hr		N/A	N/A	3%			\$0.00	
Baseball Fields	\$35 per hr	\$40 per hr	\$40 per hr	\$40 per hr		\$350.00	\$400.00	3%			\$0.00	
Soccer	\$35 per hr	\$40 per hr	\$40 per hr	\$40 per hr		\$350.00	\$400.00	3%			\$0.00	
Special Events												
Dances	\$5.00	\$5.00	\$5.00	\$5.00				3%				
Freedom Vendor 12x12	\$50.00	\$50.00	\$50.00	\$50.00				3%				
Freedom Vendor 24x12	\$70.00	\$70.00	\$70.00	\$70.00				3%				
Freedom Vendor 36 x 12	\$100.00	\$100.00	\$100.00	\$100.00				3%				
Freedom Electric	\$15.00	\$15.00	\$15.00	\$15.00				3%				
Freedom Pajama Movie	\$30.00	\$30.00	\$30.00	\$30.00				3%				
Freedom Pajama Movie + Award	\$40.00	\$40.00	\$40.00	\$40.00				3%				
Indoor Garage Sale 10x10	\$10.00	\$10.00	\$10.00	\$10.00				3%				
Indoor Garage Sale 15x10	\$15.00	\$15.00	\$15.00	\$15.00				3%				
Indoor Garage Sale 20x10	\$20.00	\$20.00	\$20.00	\$20.00				3%				
Indoor Garage Table	\$10.00	\$10.00	\$10.00	\$10.00				3%				
Santa Workshop Kid	\$3.00	\$3.00	\$3.00	\$3.00				3%				
Santa Workshop Adult	\$5.00	\$5.00	\$5.00	\$5.00				3%				
Christmas on Frisco Lighting	\$35.00	\$35.00	\$35.00	\$35.00				3%				
Father Daughter Ball	\$30.00	\$30.00	\$30.00	\$30.00				3%				\$5 per additional daughter (Meal Included)
Facility Use Fee												
	2020	2021		2021 Daily	2021 Annual				2021			
Ree Center-Daily Use	\$0	\$0	\$0	\$2.00	\$250							
Aquatics												
Children 3 under									PC-9			
Children 3 under									PC-12			
Children 3 under									PC-18			
Age 4+	\$5.00	\$5.00	\$5.00	\$5.54-\$3								
Age 5+	\$4.00	\$4.00	\$4.00	\$4.53								
Group Rate 10+ people	\$4.00	\$4.00	\$4.00	\$4.00								
Aqua Fitness Classes	\$5.00	\$5.00	\$5.00	\$5.00								
Family Season Pass	\$65.00	\$65.00	\$65.00	\$2.5 per visit, Membership Card Required								
Family Season Pass -Family of 3	\$110.00	\$110.00	\$110.00	\$2.5 per visit, Punch Card Required								
Additional Members *Same Household	\$10.00	\$10.00	\$10.00									
Swim Team	\$100.00	\$100.00	\$100.00									
Leap Swim	\$2.00	\$2.00	\$2.00									
Doggie Dive	\$5.00	\$5.00	\$5.00									
Midnight Swim	\$5.00	\$5.00	\$5.00									
Splash Bash	\$5.00	\$5.00	\$5.00									
Group Swim Lessons	\$45.00	\$45.00	\$45.00									
Private Swim Lessons - 1 child	\$90.00	\$90.00	\$90.00									
Private Swim Lessons - 2 Children	\$150.00	\$150.00	\$150.00									
Private Swim Lessons - 3 Children	\$225.00	\$225.00	\$225.00									
Party Pad #1	\$100.00	\$100.00	\$100.00									
Party Pad #2	\$120.00	\$120.00	\$120.00									
Party Pad #3	\$70.00	\$70.00	\$70.00									
Party Pad Add On	Dependent*	Dependent*	Dependent*									
75 people or less WAC Rental	\$150.00	\$150.00	\$150.00									
76-150 people WAC Rental	\$175.00	\$175.00	\$175.00									
151+ people WAC Rental	\$200.00	\$200.00	\$200.00									
150-250 people WAC Rental	\$235.00	\$235.00	\$235.00									
250+ people WAC Rental	\$290.00	\$290.00	\$290.00									
Lifeguard-Employee	\$100.00	\$100.00	\$100.00									
Lifeguard-Non-employee	\$200.00	\$200.00	\$200.00									
Special Programs												
Bounce House/Brazele												
New Programs	\$3	\$3	\$3									
Families with 3 or more children receive a 10% discount on all fees *Sports and Day Camp												
Military/Service personnel receive a 10% discount on all fees upon request.												
City of Willard employees receive a 90% discount on all fees for themselves and for immediate family members living in same residence												
Senior Discount 10%												

*Relative to other communities fees

*Relative to other communities fees



Ordinance calling for the regular election in the City of Willard, Missouri, for the purpose of having the qualified voters of said City elect one (1) Mayor, and three (3) Aldermen. (2nd Read) Discussion/Vote.

First Reading: 10/26/20

Second Reading: _____

BILL NO: 20- 31

ORDINANCE NO: 201026

AN ORDINANCE

AN ORDINANCE CALLING FOR THE REGULAR ELECTION IN THE CITY OF WILLARD, MISSOURI, FOR THE PURPOSE OF HAVING THE QUALIFIED VOTERS OF SAID CITY ELECT ONE (1) MAYOR, AND THREE (3) ALDERMEN, DESIGNATING A TIME OF HOLDING SAID ELECTION, PRESCRIBING THE INFORMATION FROM THE BALLOT TO BE USED, AND AUTHORIZING THE CITY CLERK TO GIVE SUCH INFORMATION AND NOTICE OF SAID ELECTION TO THE COUNTY CLERK OF GREENE COUNTY.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD AS FOLLOWS:

Section 1: The annual City election shall be held on April 6th, 2021 as provided by Missouri Revised Statutes with the polling places, judges, and clerks, as may be provided by the County Clerk, as the same is now set forth by the Missouri Revised Statutes.

Section 2: At the said election, the following offices shall be on the ballot and filled by the election for a term of office of two (2) years:

- One (1) Mayor
- One (1) Alderman for Ward I (two (2) year term)
- One (1) Alderman for Ward II (two (2) year term)
- One (1) Alderman for Ward III (two (2) year term)

Section 3: The filing deadline to be a candidate for any of the above offices to be filled at said election is 5:00 p.m. on January 19, 2021.

Section 4: The City of Willard, Missouri, is hereby authorized and directed to give notice of said election to the County Clerk of Greene County who will be responsible for causing the same to be published in a newspaper of general circulation, a notice of the time, place of holding and purpose of said election. The County Clerk will determine the dates for said election to be published in accordance with the requirements of the Missouri Revised Statutes.

Section 5: The County Clerk of Greene County is hereby designated as the election authority for the administration of the election as his duties are defined and set forth in the Missouri Revised Statutes, as amended, and that the County Clerk is hereby authorized and directed to prepare the necessary voter registration books and election forms and supplies and shall cause the same to be delivered to the judge of said election.

Section 6: The City Clerk of the City of Willard is hereby authorized and directed to and did give notice of the vacancies to be filled by said election and of the filing deadline to be a candidate. Said notice was and is to be published at least once preceding the filing deadline of the 19th day of January, 2021.

Section 7: Savings Clause. Nothing in this ordinance shall be construed to affect any suit or proceeding now pending in any court, or any rights acquired, or liability incurred, nor any cause or causes of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this ordinance. In the event of any conflict between this ordinance and any other law, regulation or ordinance, the more restrictive shall apply.

Section 8: Severability Clause. If any Section, subdivision, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Aldermen hereby declares that it would have adopted the ordinance and each Section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one (1) or more Sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 9: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and approval of the Mayor.

Approved as to form: _____
Ken Reynolds, City Attorney

APPROVED BY:

ATTESTED BY:

COREY HENDRICKSON, MAYOR

JENNIFER ROWE, CITY CLERK

READ TWO TIMES AND PASSED at a meeting of the Board of Aldermen of the City of Willard, Missouri, on the _____ day of _____, 2020.

MEMBERS OF THE BOARD OF ALDERMEN:	YES	NO	ABSTAINED
_____ CLARK MCENTIRE	_____	_____	_____
_____ SAMUEL SNIDER	_____	_____	_____
_____ DONNA STEWART	_____	_____	_____
_____ LARRY WHITMAN	_____	_____	_____
_____ SAM BAIRD	_____	_____	_____

First Read: 10/26/20

Second Read: _____

Bill: 20-31

Ordinance: 201026

MEMBERS OF THE BOARD OF ALDERMEN:

YES

NO

ABSTAINED

CLARK MCENTIRE

SAMUEL SNIDER

DONNA STEWART

LARRY WHITMAN

SAM BAIRD



Agenda Item# 12

Ordinance accepting the Growing Together Agreement with the Missouri Highways and Transportation Commission. (1st & 2nd Read) Discussion/Vote.

First Reading: 11/09/20

Second Reading: 11/09/20

Council Bill No.: 20-33

Ordinance No.: 201109B

AN ORDINANCE

ACCEPTING THE GROWING TOGETHER AGREEMENT WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION FOR INTERSECTION LANDSCAPING ALONG HIGHWAY 160, AND AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS, ON BEHALF OF THE CITY OF WILLARD.

WHEREAS, the Missouri Highways and Transportation Commission has determined a need for landscaping in the intersections along Highway 160; and

WHEREAS, the City of Willard has agreed to enter into an Agreement with the Missouri Highways and Transportation Commission for services as itemized in detail in Exhibit "A" as attached hereto.

NOW THEREFORE, BE IT HEREBY ORDAINED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, AS FOLLOWS:

Section 1: That the Mayor, on behalf of the City of Willard, Missouri is hereby authorized to accept the agreement with the Missouri Highways and Transportation Commission to provide the services described in Exhibit "A".

Section 2: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and approval of the Mayor.

Mayor

ATTEST: _____, City Clerk

Approved as to form: _____, City Attorney

READ TWO TIMES AND PASSED AT A MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI ON THE _____ DAY OF _____ 2020.

MEMBERS OF THE BOARD OF ALDERMEN: YES NO ABSTAINED

CLARK MCENTIRE

SAMUEL SNIDER

DONNA STEWART

LARRY WHITMAN

First Reading: 11/09/20

Second Reading: 11/09/20

Council Bill No.: 20-33

Ordinance No.: 201109B

SAM BAIRD

2nd READ

MEMBERS OF THE BOARD OF ALDERMEN:

YES

NO

ABSTAINED

CLARK MCENTIRE

SAMUEL SNIDER

DONNA STEWART

LARRY WHITMAN

SAM BAIRD

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
GROWING TOGETHER AGREEMENT
(check one)

Planting Mowing Beautification

We request permission to enter into a Growing Together Agreement in Greene County on highway 160 at three roundabouts located at the intersections of Route 160 and Farm Road 94, Route 160 and Hunt Road and Route 160 and Jackson Street. This agreement is specifically for the infield(s) and landscaped roundabout interiors (infields) being developed at the (aforementioned) intersections.

Work items will be accomplished as follows:

Funded by: City of Willard
Designed by: City of Willard – per Exhibit 1
Site Preparation by: MHTC
Contract for Materials by: City of Willard
Installation or planting by: City of Willard
Maintenance for 3 years: City of Willard (grass and plantings)
Replacement for 3 years: N/A
Maintenance and replacement after 3 years: City of Willard (grass and plantings)
Other specific work items by

- (A) The City shall submit a final landscape planting plan to the Commission for review and approval prior to planting. MoDOT's Southwest District Roadside Manager will review and approve the landscape planting plan. The City shall contact Michael McCormick at 417-655-4458 or michael.mccormick@modot.mo.gov. The City shall contact MoDOT if requesting any changes to the landscaping plan.
- (B) The City shall allow inspection of the "Growing Together" improvements by the Commission's Southwest District Engineer, or his/her authorized representative, at any time and shall take no attempts to prevent said inspection. Within thirty (30) days following notice by the City to the Commission that "Growing Together" improvements are completed, the Commission will inspect the work to determine that they are acceptable. If these improvements are deemed unacceptable by the Commission's representative based on "Growing Together" Plans submitted by the City and approved by Commission's representative, the improvements will be either made acceptable or removed with roadside restored at the expense of the City.
- (C) Mowing and Trimming: The City will mow and trim, in accordance with Commission standards, the interior portions of described roundabouts in the Commission's corridors on an as-needed basis or as deemed necessary and appropriate by the City. The City will provide ongoing maintenance of roundabout infield (grass area, landscaping, plantings, etc) after final completion of project.
- (D) Personal Protective Equipment (PPE): The City, when working on Commission owned right-of-way, shall wear personal protective equipment commensurate with the Commission's standards.

- (E) Through projects J8P0601B/J8P0601C the Commission will ensure a minimum of twelve inches of quality topsoil is deposited from edge of pavement and distributed to the center of the roundabout(s). Ensuring a minimum of twelve to twenty-four inches of topsoil, the Commission will complete the final grading of topsoil to leave a slope that results in at least a twelve-inch height at the center of the roundabout (s). See 12" Mound in Center in "Typical Section" attachment.
- (F) The Commission will provide truck aprons as shown in the final construction plans for projects J8P0601B/J8P0601C and depicted in renderings provided to the City. The Commission will provide ongoing maintenance of roads, truck aprons, and related infrastructure.
- (G) As outlined in projects J8P0601B/J8P0601C, the Commission will provide initial grass seeding of roundabouts, appropriate erosion control measures, and drainage systems commensurate with similar projects and current design standards.
- (H) All proposed improvements shall be constructed in accordance with the latest editions of the Missouri Highways and Transportation Commission's *Standard Specifications for Highway Construction*, *Standard Plans for Highway Construction*, and the Missouri Department of Transportation's Engineering Policy Guide.
 - a. The City of Willard will enable the seeded roundabouts to establish grass for a period of time, in order for the soil to mature and settle.
 - b. After a period of time, the City will establish decorative landscaping to provide aesthetic appeal for those travelling the corridor. A sample plan is depicted, see "Phase II Roundabouts" attached.
 - c. The City will maintain the grass area and decorative landscaping of the roundabout infield.

The Missouri Highways and Transportation Commission has the sole responsibility in determining whether an application is rejected or accepted and whether a highway will or will not be available for the Growing Together Program.

All participants will attend a safety meeting conducted by Bradley Gray (sponsoring organization representative) before any program activity.

To the extent provided by law, the sponsor agrees to indemnify and hold harmless the Commission and the Department and their officers, employees and agents from any claim, lawsuit or liability which may arise from the sponsor's participation in the program.

We agree to abide by all provisions contained in this Agreement and any other terms and conditions as required by the Commission.

Name of sponsoring organization: City of Willard

Name of sponsor representative: Mayor Corey Hendrickson
(please print)

Signature: _____

Address: 224 West Jackson
PO Box 187

Willard, MO 65781

Telephone: 417-742-3033

Name on Sign (1 character per space)

Special provisions

In case of neglect, MoDOT is not responsible for maintaining area as designed.

MoDOT representative: _____ Date: _____

District Engineer

Address: 3025 East Kearney Street

Springfield, MO 65803

Telephone: 417-895-7600