

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

August 10, 2020

7:00 p.m.

Willard Community Building

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
August 10, 2020
7:00 P.M.**

Posted August 5, 2020.

Notice is hereby given that the City of Willard, Missouri, Board of Aldermen will conduct a meeting at **7:00 p.m.** August 10, 2020 at the Willard Community Building, 220 W. Jackson, Willard, MO.

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 July 27, 2020.
 - b. July/August 2020 Outstanding Invoices, Check and Draft Paid Invoices.
 - c. Department Head Reports.
- 4. Discussion/Vote on current Outstanding Invoices, draft and Check Paid Invoices for July/August 2020.**
 - 5. Citizen Input.**
 - 6. Public Hearing for text amendments to Chapter 400: Land Development Regulations.**
 - 7. Ordinance approving text amendments to Chapter 400: Land Development Regulations. (1st & 2nd Read) Discussion/Vote.**
 - 8. Ordinance approving the Final Planned Development for Gauge Crossing. (1st & 2nd Read) Discussion/Vote.**

9. Ordinance approving the Final Planned Development for North Meadows. (1st & 2nd Read) Discussion/Vote.

10. New Business.

11. Unfinished Business.

12. 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 July 27, 2020.
- b. July/August 2020 Outstanding Invoices, Check and Draft Paid Invoices.
- c. Department Head Reports.

**CITY OF WILLARD
BOARD OF ALDERMEN
REGULAR MEETING
July 27, 2020
7:00 p.m.**

Staff present: City Administrator, Brad Gray; City Clerk, Jennifer Rowe; Park Director, Jason Knight; Director of Development, Randy Brown; and Director of Finance, Carolyn Halverson.

The City Attorney Ken Reynolds was not present.

Citizens in attendance: Travis Beebe.

Call to Order.

Mayor Hendrickson called the meeting to order at 7:25 p.m.

Roll Call.

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

Agenda Amendments/Agenda Approval.

City Administrator Brad Gray requested adding a new item 7 to appoint Mr. McCroskey to the Planning and Zoning Commission. Motion was made by Alderman Stewart and seconded by Alderman Baird to approve the Agenda with changes. Motion carried with a vote of 4-0. Voting aye: Aldermen McEntire, Stewart, Whitman and Baird.

Consent Agenda.

Motion was made by Alderman Whitman and seconded by Alderman McEntire to approve the Consent Agenda. Motion carried with a vote of 4-0. Voting aye: Aldermen McEntire, Stewart, Whitman and Baird.

Discussion/Vote to approve current June/July 2020 Outstanding Invoices, Check and Draft Paid Invoices.

Motion was made by Alderman Baird and seconded by Alderman Stewart to approve the current June/July 2020 Outstanding Invoices, Check and Draft Paid Invoices. Motion carried with a vote of 4-0. Voting aye: Aldermen McEntire, Stewart, Whitman and Baird.

Citizen Input.

Travis Beebe, 683 Simpson, discussed issues with an open meter pit along Hunt Road missing the top. He also requested sidewalks be put in on that area to help with safety for kids. He then discussed the issue with speeders down Hunt Road and requested something to be done.

Discussion/Vote to appoint Troy Winingear to the Park Board.

Parks Director Jason Knight discussed Mr. Winingear. Discussion on his goals and the recycling center. Motion was made by Alderman McEntire and seconded by Alderman Stewart to appoint Troy Winingear to the Park Board. Motion carried with a vote of 4-0. Voting aye: Aldermen McEntire, Stewart, Whitman and Baird.

Discussion/Vote to appoint Mike McCroskey to the Planning and Zoning Commission.

City Administrator Brad Gray discussed Mr. McCroskey to the Board. Discussion was made on the lack of members currently which will not allow for any additional meetings until it is filled. Motion was made by Alderman Baird and seconded by Alderman Stewart to appoint Mike McCroskey to the Planning and Zoning Commission. Motion carried with a vote of 4-0. Voting aye: Aldermen McEntire, Stewart, Whitman and Baird.

Ordinance accepting the 2020 Emergency Management Performance Grant. (1st & 2nd Read)

Discussion/Vote.

City Clerk Jennifer Rowe discussed the 2020 EMPG Grant. Discussion was made on changes for this year and the amount requested. Ms. Rowe stated that this grant will now extend until June of 2021 due to the Covid-19 Virus, so funding had been increased to cover the additional payments to Greene County.

The first read was conducted by the City Clerk.

Motion was made by Alderman Whitman and seconded by Alderman McEntire to accept the 2020 Emergency Management Performance Grant funding. Motion carried with a vote of 4-0. Voting aye: Aldermen McEntire, Stewart, Whitman and Baird.

The second read was conducted by the City Clerk.

Motion was made by Alderman Stewart and seconded by Alderman Baird to accept the 2020 Emergency Management Performance Grant Funding. Motion carried with a vote of 4-0. Voting aye: Aldermen McEntire, Stewart, Whitman and Baird.

New Business.

None.

Unfinished Business.

Director of Development Randy Brown updated the Board on the Miller Road and Sidewalk Projects in town. Mr. Gray updated the Board on the safety protocols with Court at City Hall.

Adjourn.

Motion was made by Alderman Whitman and seconded by Alderman Stewart to Adjourn. Motion carried with a vote of 4-0. Voting aye: Aldermen McEntire, Stewart, Whitman and Baird.

The meeting was adjourned at 7:48 p.m.

Jennifer Rowe, City Clerk

Corey Hendrickson, Mayor of Willard

**CITY OF WILLARD
BOARD OF ALDERMEN**



**AGENDA ITEM # 3b
FINANCE DEPARTMENT**

ACTION REQUIRED: APPROVAL REQUESTED

- **Outstanding Invoices – July & August 2020**



City of Willard, MO

Pending Expense Approval Report - 1

By Vendor Name

Post Dates 7/29/2020 - 8/4/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: AEI200 - ANDERSON ENGINEERING INC					
Vendor: AEI200 - ANDERSON ENGINEERING INC					
ANDERSON ENGINEERING INC	072320	08/04/2020	BUSINESS LICENSE	10-100-44100	12.50
			OVERPAYMENT REFUND - GE		
			Vendor AEI200 - ANDERSON ENGINEERING INC Total:		12.50
			Vendor AEI200 - ANDERSON ENGINEERING INC Total:		12.50
Vendor: BPT100 - BALL & PRIER TIRE & WHEEL					
Vendor: BPT100 - BALL & PRIER TIRE & WHEEL					
BALL & PRIER TIRE & WHEEL	557337	08/04/2020	DUMP TRUCK TIRES - W/S/ST	10-300-71000	38.76
BALL & PRIER TIRE & WHEEL	557337	08/04/2020	DUMP TRUCK TIRES - W/S/ST	20-600-71000	77.52
BALL & PRIER TIRE & WHEEL	557337	08/04/2020	DUMP TRUCK TIRES - W/S/ST	20-700-71000	77.52
			Vendor BPT100 - BALL & PRIER TIRE & WHEEL Total:		193.80
			Vendor BPT100 - BALL & PRIER TIRE & WHEEL Total:		193.80
Vendor: BAT150 - BATTLEFIELD SEPTIC, LLC					
Vendor: BAT150 - BATTLEFIELD SEPTIC, LLC					
BATTLEFIELD SEPTIC, LLC	180034-6984	08/04/2020	WASTE REMOVAL - SEWER	20-700-55600	500.00
			Vendor BAT150 - BATTLEFIELD SEPTIC, LLC Total:		500.00
			Vendor BAT150 - BATTLEFIELD SEPTIC, LLC Total:		500.00
Vendor: COMMGN - COMMERCE CREDIT CARD SERVICES					
Vendor: COMMGN - COMMERCE CREDIT CARD SERVICES					
COMMERCE CREDIT CARD SE	1751465	08/04/2020	AMAZON MOWER BLADES-PK	30-800-71100	127.98
COMMERCE CREDIT CARD SE	9193004	08/04/2020	AMAZON CAMERA TO	30-800-52000	77.64
			RECORD ILLEGAL DUMPING - P		
COMMERCE CREDIT CARD SE	ER5382	08/04/2020	YORK ELECTRIC LS SOFT	20-700-95100	3,875.00
			STARTER REPAIR - SEWER		
COMMERCE CREDIT CARD SE	03534G	08/04/2020	MENARDS CLEANOUT PLUGS,	20-700-51000	61.93
			BATTERIES, TAPE - SEWER		
COMMERCE CREDIT CARD SE	03534G	08/04/2020	MENARDS CLEANOUT PLUGS,	20-700-51000	8.91
			BATTERIES, TAPE - SEWER		
COMMERCE CREDIT CARD SE	06266G	08/04/2020	USPS POSTAGE EXPENSE - LA	10-200-50750	8.25
COMMERCE CREDIT CARD SE	072420B	08/04/2020	GODADDY	10-100-57400	29.16
			CITYOFWILLARD.NET WEBSITE		
			RENEWAL - GEN		
COMMERCE CREDIT CARD SE	07242A	08/04/2020	GODADDY	10-100-57400	30.16
			CITYOFWILLARD.ORG		
			WEBSITE RENEWAL - GEN		
COMMERCE CREDIT CARD SE	29127186	08/04/2020	LINGO COMM LIFT STATION	20-700-61000	49.14
			PHONE SERVICE - SEWER		
COMMERCE CREDIT CARD SE	8105801-0	08/04/2020	ADMIRAL EXPRESS COPY	10-100-50700	28.99
			PAPER - GEN/LAW/W/S/		
COMMERCE CREDIT CARD SE	8105801-0	08/04/2020	ADMIRAL EXPRESS COPY	10-200-50700	28.99
			PAPER - GEN/LAW/W/S/		
COMMERCE CREDIT CARD SE	8105801-0	08/04/2020	ADMIRAL EXPRESS COPY	20-600-50700	28.99
			PAPER - GEN/LAW/W/S/		
COMMERCE CREDIT CARD SE	8105801-0	08/04/2020	ADMIRAL EXPRESS COPY	20-700-50700	28.99
			PAPER - GEN/LAW/W/S/		
COMMERCE CREDIT CARD SE	20017481	08/04/2020	MDNR - B KING LICENSE	20-600-55800	46.25
			RENEWAL - WATER		
COMMERCE CREDIT CARD SE	34063541	08/04/2020	INDEED PUBLIC WORKS JOB	10-300-55200	41.09
			POSTING - STS/W/S		
COMMERCE CREDIT CARD SE	34063541	08/04/2020	INDEED PUBLIC WORKS JOB	20-600-55200	82.17
			POSTING - STS/W/S		
COMMERCE CREDIT CARD SE	34063541	08/04/2020	INDEED PUBLIC WORKS JOB	20-700-55200	82.17
			POSTING - STS/W/S		

Pending Expense Approval Report - 1

Post Dates: 7/29/2020 - 8/4/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
COMMERCE CREDIT CARD SE	31216479607	08/04/2020	NEXTIVA TELEPHONE SERVICE - ALL DEPTS	10-100-61000	162.95
COMMERCE CREDIT CARD SE	31216479607	08/04/2020	NEXTIVA TELEPHONE SERVICE - ALL DEPTS	10-200-61000	162.95
COMMERCE CREDIT CARD SE	31216479607	08/04/2020	NEXTIVA TELEPHONE SERVICE - ALL DEPTS	10-250-61000	116.39
COMMERCE CREDIT CARD SE	31216479607	08/04/2020	NEXTIVA TELEPHONE SERVICE - ALL DEPTS	10-300-61000	116.39
COMMERCE CREDIT CARD SE	31216479607	08/04/2020	NEXTIVA TELEPHONE SERVICE - ALL DEPTS	10-400-61000	116.40
COMMERCE CREDIT CARD SE	31216479607	08/04/2020	NEXTIVA TELEPHONE SERVICE - ALL DEPTS	20-600-61000	162.95
COMMERCE CREDIT CARD SE	31216479607	08/04/2020	NEXTIVA TELEPHONE SERVICE - ALL DEPTS	20-700-61000	162.95
COMMERCE CREDIT CARD SE	31216479607	08/04/2020	NEXTIVA TELEPHONE SERVICE - ALL DEPTS	30-800-61000	162.95
COMMERCE CREDIT CARD SE	5379414	08/04/2020	AMAZON WIRELESS MOUSE, FILE FOLDERS - GEN/CT	10-100-50700	19.99
COMMERCE CREDIT CARD SE	5379414	08/04/2020	AMAZON WIRELESS MOUSE, FILE FOLDERS - GEN/CT	10-250-50700	16.99
Vendor COMMGN - COMMERCE CREDIT CARD SERVICES Total:					5,836.72
Vendor COMMGN - COMMERCE CREDIT CARD SERVICES Total:					5,836.72
Vendor: BKM225 - DAVID BLAKEMORE					
Vendor: BKM225 - DAVID BLAKEMORE					
DAVID BLAKEMORE	080120	08/04/2020	CELL PHONE REIMBURSEMEN	20-600-61000	25.00
DAVID BLAKEMORE	080120	08/04/2020	CELL PHONE REIMBURSEMEN	20-700-61000	25.00
Vendor BKM225 - DAVID BLAKEMORE Total:					50.00
Vendor BKM225 - DAVID BLAKEMORE Total:					50.00
Vendor: EZA150 - EZ AUTO					
Vendor: EZA150 - EZ AUTO					
EZ AUTO	304402	08/04/2020	DUMP TRUCK TIRE MOUNT & BALANCE (x2) - W/S/STS	10-300-71000	9.60
EZ AUTO	304402	08/04/2020	DUMP TRUCK TIRE MOUNT & BALANCE (x2) - W/S/STS	20-600-71000	19.20
EZ AUTO	304402	08/04/2020	DUMP TRUCK TIRE MOUNT & BALANCE (x2) - W/S/STS	20-700-71000	19.20
Vendor EZA150 - EZ AUTO Total:					48.00
Vendor EZA150 - EZ AUTO Total:					48.00
Vendor: FRA555 - FRANK'S UNIFORMS					
Vendor: FRA555 - FRANK'S UNIFORMS					
FRANK'S UNIFORMS	3201	08/04/2020	T McCLAIN UNIFORM ALLOWANCE - LAW	10-200-92500	134.95
Vendor FRA555 - FRANK'S UNIFORMS Total:					134.95
Vendor FRA555 - FRANK'S UNIFORMS Total:					134.95
Vendor: HAR160 - HARRY COOPER SUPPLY COMPANY					
Vendor: HAR160 - HARRY COOPER SUPPLY COMPANY					
HARRY COOPER SUPPLY COM	54484127.001	08/04/2020	EQUIPMENT OIL - PKS	30-800-71100	21.04
Vendor HAR160 - HARRY COOPER SUPPLY COMPANY Total:					21.04
Vendor HAR160 - HARRY COOPER SUPPLY COMPANY Total:					21.04
Vendor: HBC100 - HBC INC					
Vendor: HBC100 - HBC INC					
HBC INC	072520	08/04/2020	BUSINESS LICENSE OVERPAYMENT REFUND - GE	10-100-44100	12.50
Vendor HBC100 - HBC INC Total:					12.50
Vendor HBC100 - HBC INC Total:					12.50

Pending Expense Approval Report - 1

Post Dates: 7/29/2020 - 8/4/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: HIL100 - HILLYARD / SPRINGFIELD					
Vendor: HIL100 - HILLYARD / SPRINGFIELD					
HILLYARD / SPRINGFIELD	603963091	08/04/2020	TRASH BAGS, DISINFECTANT, P TOWELS, T TISSUE- PKS	30-800-50550	319.32
Vendor HIL100 - HILLYARD / SPRINGFIELD Total:					319.32
Vendor HIL100 - HILLYARD / SPRINGFIELD Total:					319.32
Vendor: MPI150 - MELTON PROPANE, INC.					
Vendor: MPI150 - MELTON PROPANE, INC.					
MELTON PROPANE, INC.	29861	08/04/2020	PROPANE GAS - LAW	10-200-62100	51.98
Vendor MPI150 - MELTON PROPANE, INC. Total:					51.98
Vendor MPI150 - MELTON PROPANE, INC. Total:					51.98
Vendor: MHP100 - MISSOURI STATE HIGHWAY PATROL					
Vendor: MHP100 - MISSOURI STATE HIGHWAY PATROL					
MISSOURI STATE HIGHWAY PA	812HP032028501	08/04/2020	JULY - SEPT MULES FEES - LA	10-200-57400	135.00
Vendor MHP100 - MISSOURI STATE HIGHWAY PATROL Total:					135.00
Vendor MHP100 - MISSOURI STATE HIGHWAY PATROL Total:					135.00
Vendor: MIS455 - MO DIVISION OF EMPLOYMENT SECURITY					
Vendor: MIS455 - MO DIVISION OF EMPLOYMENT SECURITY					
MO DIVISION OF EMPLOYME	42802441	08/04/2020	2nd QUARTER UNEMPLOYMENT BENEFITS - LAW/W/S/PKS	10-200-55600	48.21
MO DIVISION OF EMPLOYME	42802441	08/04/2020	2nd QUARTER UNEMPLOYMENT BENEFITS - LAW/W/S/PKS	20-600-55600	957.00
MO DIVISION OF EMPLOYME	42802441	08/04/2020	2nd QUARTER UNEMPLOYMENT BENEFITS - LAW/W/S/PKS	20-700-55600	957.00
MO DIVISION OF EMPLOYME	42802441	08/04/2020	2nd QUARTER UNEMPLOYMENT BENEFITS - LAW/W/S/PKS	30-800-55600	1,572.43
Vendor MIS455 - MO DIVISION OF EMPLOYMENT SECURITY Total:					3,534.64
Vendor MIS455 - MO DIVISION OF EMPLOYMENT SECURITY Total:					3,534.64
Vendor: OLS140 - OLSSON ASSOCIATES					
Vendor: OLS140 - OLSSON ASSOCIATES					
OLSSON ASSOCIATES	363432	08/04/2020	PROJECT # 020-1845 EASEMENT STAKING - P&D	10-400-56400	1,000.00
Vendor OLS140 - OLSSON ASSOCIATES Total:					1,000.00
Vendor OLS140 - OLSSON ASSOCIATES Total:					1,000.00
Vendor: ORE145 - O'REILLY AUTOMOTIVE, INC					
Vendor: ORE145 - O'REILLY AUTOMOTIVE, INC					
O'REILLY AUTOMOTIVE, INC	2367-311866	08/04/2020	BATTERIES SEWER TRUCK - STR - W - S	10-300-71000	45.51
O'REILLY AUTOMOTIVE, INC	2367-311866	08/04/2020	BATTERIES SEWER TRUCK - STR - W - S	20-600-71000	91.01
O'REILLY AUTOMOTIVE, INC	2367-311866	08/04/2020	BATTERIES SEWER TRUCK - STR - W - S	20-700-71000	91.02
O'REILLY AUTOMOTIVE, INC	2367-311900	08/04/2020	ANTIFREEZE - STS/W/S	10-300-71000	3.00
O'REILLY AUTOMOTIVE, INC	2367-311900	08/04/2020	ANTIFREEZE - STS/W/S	20-600-71000	5.99
O'REILLY AUTOMOTIVE, INC	2367-311900	08/04/2020	ANTIFREEZE - STS/W/S	20-700-71000	6.00
Vendor ORE145 - O'REILLY AUTOMOTIVE, INC Total:					242.53
Vendor ORE145 - O'REILLY AUTOMOTIVE, INC Total:					242.53
Vendor: OZA280 - OZARK GREENWAYS, INC					
Vendor: OZA280 - OZARK GREENWAYS, INC					
OZARK GREENWAYS, INC	AUG2020	08/04/2020	RENT EXPENSE - W/S	20-600-57300	250.00
OZARK GREENWAYS, INC	AUG2020	08/04/2020	RENT EXPENSE - W/S	20-700-57300	250.00
Vendor OZA280 - OZARK GREENWAYS, INC Total:					500.00
Vendor OZA280 - OZARK GREENWAYS, INC Total:					500.00

Pending Expense Approval Report - 1

Post Dates: 7/29/2020 - 8/4/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount	
Vendor: OZA255 - OZARKS COCA COLA						
Vendor: OZA255 - OZARKS COCA COLA						
OZARKS COCA COLA	26637722	08/04/2020	SOFT DRINK CONCESSIONS - PKS	30-800-50200	285.14	
					Vendor OZA255 - OZARKS COCA COLA Total:	285.14
					Vendor OZA255 - OZARKS COCA COLA Total:	285.14
Vendor: RCG100 - ROSS CONSTRUCTION GROUP LLC						
Vendor: RCG100 - ROSS CONSTRUCTION GROUP LLC						
ROSS CONSTRUCTION GROUP	072320	08/04/2020	BUSINESS LICENSE OVERPAYMENT REFUND - GE	10-100-44100	12.50	
					Vendor RCG100 - ROSS CONSTRUCTION GROUP LLC Total:	12.50
					Vendor RCG100 - ROSS CONSTRUCTION GROUP LLC Total:	12.50
Vendor: SPR275 - SPRINGFIELD WINWATER WORKS CO						
Vendor: SPR275 - SPRINGFIELD WINWATER WORKS CO						
SPRINGFIELD WINWATER WO	319382 00	08/04/2020	ADAPTER - SEWER	20-700-51000	65.00	
SPRINGFIELD WINWATER WO	319105 00	08/04/2020	1 INCH METER - WATER	20-600-51000	305.00	
SPRINGFIELD WINWATER WO	319443 00	08/04/2020	PVC CAPS, ADAPTER, SPIGOT PLUG - SEWER	20-700-95100	25.50	
SPRINGFIELD WINWATER WO	319470 00	08/04/2020	CLAMP, ADAPTER, PVC PLUG - W/S	20-600-51000	58.56	
SPRINGFIELD WINWATER WO	319470 00	08/04/2020	CLAMP, ADAPTER, PVC PLUG - W/S	20-700-51000	35.75	
					Vendor SPR275 - SPRINGFIELD WINWATER WORKS CO Total:	489.81
					Vendor SPR275 - SPRINGFIELD WINWATER WORKS CO Total:	489.81
Vendor: SQB100 - SQUIBB MEDIA, LLC						
Vendor: SQB100 - SQUIBB MEDIA, LLC						
SQUIBB MEDIA, LLC	605	08/04/2020	MUNICIPAL CODE TEXT AMENDMENT HEARING NOTICE - P&D	10-400-55200	41.34	
SQUIBB MEDIA, LLC	607	08/04/2020	FINANCIAL SUMMARY PUBLICATION - GEN	10-100-55200	50.74	
SQUIBB MEDIA, LLC	606	08/04/2020	CITY ENGINEER BIDS NOTICE - P&D	10-400-55200	60.98	
					Vendor SQB100 - SQUIBB MEDIA, LLC Total:	153.06
					Vendor SQB100 - SQUIBB MEDIA, LLC Total:	153.06
Vendor: TEA100 - THE EMBLEM AUTHORITY						
Vendor: TEA100 - THE EMBLEM AUTHORITY						
THE EMBLEM AUTHORITY	33641	08/04/2020	PD UNIFORM SHOULDER PATCHES (x200) - LAW	10-200-50130	370.00	
					Vendor TEA100 - THE EMBLEM AUTHORITY Total:	370.00
					Vendor TEA100 - THE EMBLEM AUTHORITY Total:	370.00
Vendor: LIF125 - THE LIFEGUARD STORE						
Vendor: LIF125 - THE LIFEGUARD STORE						
THE LIFEGUARD STORE	INV709705	08/04/2020	LIFEGUARD SUIT-PKS	30-800-50140	38.50	
					Vendor LIF125 - THE LIFEGUARD STORE Total:	38.50
					Vendor LIF125 - THE LIFEGUARD STORE Total:	38.50
Vendor: TRH100 - TREVOR HOFFMAN						
Vendor: TRH100 - TREVOR HOFFMAN						
TREVOR HOFFMAN	080120	08/04/2020	CELL PHONE REIMBURSEMENT - W/S	20-600-61000	25.00	
TREVOR HOFFMAN	080120	08/04/2020	CELL PHONE REIMBURSEMENT - W/S	20-700-61000	25.00	
					Vendor TRH100 - TREVOR HOFFMAN Total:	50.00
					Vendor TRH100 - TREVOR HOFFMAN Total:	50.00

Pending Expense Approval Report - 1

Post Dates: 7/29/2020 - 8/4/2020

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Vendor: TYL100 - TYLER TECHNOLOGIES INC					
Vendor: TYL100 - TYLER TECHNOLOGIES INC					
TYLER TECHNOLOGIES INC	025-304362	08/04/2020	UTILITY BILLING QUARTERLY ONLINE COMPONENT - W/S	20-600-57400	192.00
TYLER TECHNOLOGIES INC	025-304362	08/04/2020	UTILITY BILLING QUARTERLY ONLINE COMPONENT - W/S	20-700-57400	192.00
Vendor TYL100 - TYLER TECHNOLOGIES INC Total:					384.00
Vendor TYL100 - TYLER TECHNOLOGIES INC Total:					384.00
Vendor: WAL110 - WALMART COMMUNITY/RFCSLLC					
Vendor: WAL110 - WALMART COMMUNITY/RFCSLLC					
WALMART COMMUNITY/RFC	022846	08/04/2020	CONCESSIONS-PKS	30-800-50200	146.34
WALMART COMMUNITY/RFC	024580	08/04/2020	CONCESSIONS-PKS	30-800-50200	135.78
Vendor WAL110 - WALMART COMMUNITY/RFCSLLC Total:					282.12
Vendor WAL110 - WALMART COMMUNITY/RFCSLLC Total:					282.12
Vendor: WTV100 - WILLARD HOME CENTER LLC					
Vendor: WTV100 - WILLARD HOME CENTER LLC					
WILLARD HOME CENTER LLC	B146123	08/04/2020	PIPE ADAPTER - SEWER	20-700-51000	6.19
WILLARD HOME CENTER LLC	D23242	08/04/2020	STRAW BALES (x10) - STS	20-700-50130	59.90
WILLARD HOME CENTER LLC	B146184	08/04/2020	PAINT FOR METERS - WATER	20-600-50130	42.55
WILLARD HOME CENTER LLC	D23309	08/04/2020	FORM BOARDS - STS	10-300-51000	151.22
WILLARD HOME CENTER LLC	B146281	08/04/2020	FORM BOARDS - STS	10-300-51000	29.55
Vendor WTV100 - WILLARD HOME CENTER LLC Total:					289.41
Vendor WTV100 - WILLARD HOME CENTER LLC Total:					289.41
Grand Total:					14,947.52

Report Summary

Fund Summary

Fund	Expense Amount
10 - GENERAL FUND	3,087.04
20 - WATER AND SEWER FUND	8,973.36
30 - PARKS FUND	2,887.12
Grand Total:	14,947.52

Account Summary

Account Number	Account Name	Expense Amount
10-100-44100	MERCHANTS LICENSES	37.50
10-100-50700	OFFICE SUPPLIES-GCG	48.98
10-100-55200	ADVERTISING-GCG	50.74
10-100-57400	EQUIPMENT/SOFTWARE	59.32
10-100-61000	TELEPHONE-GCG	162.95
10-200-50130	SUPPLIES-LAW	370.00
10-200-50700	OFFICE SUPPLIES-LAW	28.99
10-200-50750	POSTAGE-LAW	8.25
10-200-55600	CONTRACT LABOR-LAW	48.21
10-200-57400	EQUIPMENT/SOFTWARE	135.00
10-200-61000	TELEPHONE-LAW	162.95
10-200-62100	UTILITIES GAS-LAW	51.98
10-200-92500	UNIFORMS-LAW	134.95
10-250-50700	OFFICE SUPPLIES-COURT	16.99
10-250-61000	TELEPHONE-COURT	116.39
10-300-51000	REPAIRS AND MAINTEN	180.77
10-300-55200	ADVERTISING-ST	41.09
10-300-61000	TELEPHONE-STREETS	116.39
10-300-71000	VEHICLE REPAIR & MAIN	96.87
10-400-55200	ADVERTISING-P&D	102.32
10-400-56400	PROFESSIONAL-P&D	1,000.00
10-400-61000	TELEPHONE-P&D	116.40
20-600-50130	SUPPLIES-WATER	42.55
20-600-50700	OFFICE SUPPLIES-WATER	28.99
20-600-51000	REPAIRS AND MAINTEN	363.56
20-600-55200	ADVERTISING-WATER	82.17
20-600-55600	CONTRACT LABOR--WAT	957.00
20-600-55800	DUES AND SUBSCRIPTIO	46.25
20-600-57300	RENT-WATER	250.00
20-600-57400	EQUIPMENT/SOFTWARE	192.00
20-600-61000	TELEPHONE WATER	212.95
20-600-71000	VEHICLE REPAIR & MAIN	193.72
20-700-50130	SUPPLIES-SEWER	59.90
20-700-50700	OFFICE SUPPLIES-SEWER	28.99
20-700-51000	REPAIRS AND MAINTEN	177.78
20-700-55200	ADVERTISING-SEWER	82.17
20-700-55600	CONTRACT LABOR-SEWE	1,457.00
20-700-57300	RENT-SEWER	250.00
20-700-57400	EQUIPMENT/SOFTWARE	192.00
20-700-61000	TELEPHONE-SEWER	262.09
20-700-71000	VEHICLE REPAIR & MAIN	193.74
20-700-95100	CAPITAL ASSET EXP-SEW	3,900.50
30-800-50140	SUPPLIES-AQUATIC	38.50
30-800-50200	CONCESSIONS-PKS	567.26
30-800-50550	CUSTODIAL SUPPLIES-PK	319.32
30-800-52000	SUPPLIES SMALL EQUIP	77.64
30-800-55600	CONTRACT LABOR-PKS	1,572.43
30-800-61000	TELEPHONE-PKS	162.95
30-800-71100	EQUIPMENT REPAIR &	149.02

Account Summary

Account Number	Account Name	Expense Amount
30-800-71100	EQUIPMENT REPAIR &	
	Grand Total:	<u>14,947.52</u>

Project Account Summary

Project Account Key	Expense Amount
None	10,913.90
5100020	133.12
9510018	3,900.50
	Grand Total:
	<u>14,947.52</u>

Parks and Recreation - Director's Report – August 2020

Department Tasks

Quote of the Month: “Far and away the best prize that life offers is the chance to work hard at work worth doing.” Theodore Roosevelt

Budget

We remain optimistic that we will be able to meet our (amended) budget goals. We have not had the turnout at the pool that we expected. I will be looking at fees for the pool for 2021 as we close out the 2020 season. Opening the pool concession stand soon put us over our anticipated expenses for the concessions line, but we have recouped the cost of product with concessions revenue. We will be focusing in the fall on 2021 programs, and on surveying the community to identify gaps in programming, and how to fill those gaps moving forward to reach the largest number of community members.

Event/Program Planning and Recap

As stated, pool attendance has been lower than expected, though pool revenue from rentals has been higher than expected.

We are planning to have a “Party in the Park” event to close out the summer. This event focuses on small static groups (family units/groups) against others in no contact activities including cornhole, whiffle ball, and a belly flop contest. We will have a food truck on site, and live entertainment is a possibility.

An idea has been floated to move our Haunted House event to the Miller Farm Park. I think this has potential and merits further consideration. Outdoor events give us an opportunity to engage with the community at a lower risk level, and the woods are naturally more creepy than a gym. We would not need the time restrictions for set up, and could run the event multiple weekends. Also, Halloween falls on a full moon this year.

We are working to increase the Veterans Day event to a full day festival. We will leaning away from vendors, but will be trying to engage food trucks and vendor support groups to make a full day event. Fireworks are a possibility for the close of the event- around 5 pm.

Lighting of the trailhead and Christmas on the Frisco will remain similar to last year. The lighting will take place on Thanksgiving. This will be a no fanfare event. The Christmas Parade will be on Saturday, December 5th, at 1 pm.

From a programming standpoint, we are trying to evaluate the wisdom of offering our fall/winter sports programs, knowing that each interaction leads to a risk of exposure. During a normal year, net revenue generated by these sports is around \$10,000 for all sports combined. Our amended Land O’Frost contract requires a total of 49 team jersey photos for us to meet our side of our sponsorship obligations-Land O’Frost has donated \$6,125 this year- there is a possibility that we may need to repay that if we are unable to meet our obligation.

Maintenance

We are working on catching up on weeding, weed eating, mulching, and tidying up some of the properties/fixtures that have been a lower priority.

Sunflowers

The sunflowers did not do nearly as well this year. Next year they will be planted earlier in the season to take advantage of the spring moisture. They will bloom earlier but this may create an opportunity to market them at Freedom Fest.

Public Works Report

July 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 216 utility locates.
- We completed 115 work orders this month.
- We continue painting some of our old faded fire hydrants.
- We fixed a water leak on Mark Street.
- We installed a water tap at 8517 Highway EE.
- We fixed (dirt-work/straw/seeded) a previous water tap and exploratory dig on FR 81.

Sewer

- The ongoing rehabilitation at our D lift station is finally done this included extensive tree and brush removal, demolition of the old lift station and rewiring the station to run off one power service (eliminating one power service charge).
- Smoke testing at Willard Schools has been completed and all found deficiencies (including a previously unknown small manhole) have been fixed.
- We smoke tested Kime street and Mill street finding several deficiencies including a leaking manhole, we are in the process of fixing these before moving on.
- Pumping out of debris and cleaning of the 94-lift station has been completed, this usually takes place quarterly.
- The last of the sewer inspections has been done for the Gauge Crossing subdivision.
- The lateral line project for Great Southern Bank is ninety percent done.
- We had a multitrode controller go out at our Regional lift station, we were still able to operate the pumps manually until the electrician could get it fixed. We have replacement parts on order so if this happens again, we can have it fixed quicker.
- The replacement pump for our B lift station is back from being rebuilt; this is the second time the same pump has burned up in a year. This lift station has a strange configuration with one pump sitting lower than the other. At some point we may have to look at redesigning this wet well so the pumps will alternate correctly.

Streets

- Work continues on the Southview drainage project; this is a big project and will take sever months to complete.
- We have started building forms to replace curb and gutter in several places.
- We have started trimming trees around town and have done extensive tree trimming on Farm road 106.
- On rainy days we have been trying to catch up on vehicle maintenance. Most of our vehicles have had their bald tires replaced with new ones, this was long overdue.

Equipment Usage and Repairs

July 2020

Equip #	Description	Prior Month Miles/Hours	Current Month Miles/Hours	Monthly Usage	Service and Repairs	YTD Repair Cost
1	2013 Ford F-150	81,654	82,894	1,240	\$0.00	\$0.00
2	2004 Chevy 1 Ton Dump	142,992	144,031	1,039	\$44.64	\$200.07
3	2003 Chevy 1 Ton Utility - Sewer	174,570	175,028	458	\$227.54	\$375.84
4	1998 Dodge 1/2 Ton FB	127,886	127,963	77	\$0.00	\$0.00
5	2001 Chevy 1500	109,916	110,607	691	\$0.00	\$0.00
6	2000 Chevy 3/4 Ton FB	145,868	146,661	793	\$0.00	\$22.86
7	1993 Ford 1 Ton Utility - Water	94,654	94,654	-	\$0.00	\$92.90
8	2005 International 3200 Dump	21,239	21,346	107	\$1,328.49	\$1,328.49
9	2017 Chevy Silverado	29,177	3,392	(25,785)	\$0.00	\$0.00
10	Water Van	384	384	-	\$0.00	\$0.00
11	1998 Chevy S-10	157,134	157,259	125	\$0.00	\$14.67
12	Case Backhoe	3,203	3,269	66	\$0.00	\$112.20
13	60XT Case Skid Steer	1,534	1,534	-	\$0.00	\$0.00
14	Kubota RTV 1100	901	908	7	\$0.00	\$161.20
					\$1,600.67	\$2,308.23

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
PD#7	2017 Ford Explorer
PD#8	2008 Harley Davidson

Monthly Water Loss 2020

Current Month
7

Month	January	February	March	April	May	June	July	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	24,584,485	172,091,398
Dollar Amount Sold	\$76,849.76	\$70,933.59	\$75,541.29	\$73,464.85	\$75,672.66	\$84,242.37	\$91,840.70	\$78,363.60	\$548,545.22
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	15,900,429	111,303,000
Flushing	0	0	43,200	0	0	0	0	6,171	43,200
Leaks/Adjustments	10,000	5,000	50,000	100,000	0	165,000	0	47,143	330,000
City Usage (not billed)	25,000	19,000	55,000	234,000	3,000	288,000	183,000	115,286	807,000
Fire Department Usage	0	0	0	0	0	0	0	0	0
Tower Overflows	0	0	0	0	0	0	0	0	0
Residuals	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	315,000
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	56,399,100	112,798,200
% Water Loss	34.25%	40.74%	30.24%	38.93%	37.47%	30.25%	30.99%	34.45%	59,293,198
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	8,470,457	59,293,198
Willard North #1	2,126,800	2,178,000	2,207,700	2,189,000	2,320,900	2,605,600	3,719,300	2,478,186	17,347,300
Willard South #2	2,506,300	2,551,900	2,340,700	2,700,700	2,295,899	3,305,800	4,139,900	2,834,457	19,841,199
Meadows West #1	10,630,700	9,688,199	9,275,000	10,450,400	9,607,100	11,387,800	12,807,700	10,549,557	73,846,899
Meadows East #2	9,252,000	8,601,000	8,764,000	8,986,600	10,331,000	10,319,000	11,424,000	9,668,143	67,677,000
Correction per MRWA Willard Well 18	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-1,000,000	-7,000,000
Total Water Pumped	23,515,800	22,019,099	21,587,400	23,326,100	23,554,899	26,618,200	31,090,900	24,530,343	171,712,398
City Commercial Irrigation	14	14	14	14	14	14	14	14	14
City Commercial 1 SPF	128	126	125	126	125	126	126	126	126
City Commercial 3 Water only	18	20	19	20	21	19	20	20	160
City Residential Irrigation	2	2	2	3	3	3	3	3	3
City Residential 1 SPF	1984	1982	1995	1996	1998	2015	2015	1,998	1,998
City Residential 3 Water Only	71	73	74	73	73	72	73	73	73
Rural Irrigation	4	4	4	4	4	4	4	4	4
Rural Residential 1 SPF	9	8	9	8	8	8	8	8	8
Rural Residential 2 Lagoon	275	276	276	276	277	278	277	276	276
Rural Residential 3 Water Only	861	863	866	867	870	874	871	867	1,156
Rural Commercial 2 Lagoon	3	3	3	3	3	3	3	3	3
Rural Commercial 3 Water only	12	12	12	12	12	12	12	12	12
Rural Commercial 1 SPF	0	0	0	0	0	0	0	0	0
Zero-Non Billed	11	11	11	11	10	10	10	11	26
Number of Total Customers	3392	3394	3410	3413	3418	3438	3436	3414	3414



Willard Police Department
JULY 2020 - Monthly Statistical Report



Administration	Officer – DSN	Case #'s
Tom McClain, Chief	1601-001	4
Shannon Shipley, Lt.	1602-003	26
	Total	30

Squad #1	1603-040	Joe Duran, Cpl	34	Squad #2	1604-027	Steve Purdy, Cpl. Investigator	4
	1605-044	Billie Deckard, Officer	52		1609-051	Wayne Hansen, Officer	43
	1607-050	Caleb Steen, Officer	63		1608-054	Stefan Collette, Officer	70
	1610-047	Glenn Cozzens, Officer	58		1606-053	Meagan Collins, Officer	43
	Total		207		Total		160

Reserves	Officer	Officer Names	Case #'s	Hours
	1630-024	Clint Heimbach, SRO	0	
	1631-045	Cindy Garton, SRO	0	
	1632-052	Mark Riggin, SRO	0	
	1641-014	Brian Gordon, Reserve	0	
	1642-015	JD Landon, Reserve	0	12
	1645-035	Brian Hinkle, Reserve	0	
	1646-031	Andrew Hunt, Reserve	0	
	1643-048	Tim Wheeler, Reserve	0	
	1647-049	Brandon Bond, Reserve	7	22
	Total		7	
Total Incidents for the month...			404	34

Incident Statistics

Felony	7	HBO (Handled by Officers)	186
Misdemeanor	7	Use of Force	0
Infraction	174	Dog at Large	4
Other (Services)	224	Neglect- 0 / Abuse- 0 / Bites- 1	1

Vehicle Maintenance

Vehicle	Odometer Reading	Monthly Mileage	Shifts Used	Miles per Shift	Monthly Maintenance	Year to Date Maintenance
WPD-01 2013 Charger	110,230	630	15	42		93.99
WPD-03 2013 Charger	145,514	1,001	18	56		2371.52
WPD-04 2018 Explorer	59,994	3,066	35	88		1292.74
WPD-05 2019 Charger	31,177	1,592	23	69		7.43
WPD-06 2020 Charger	15,751	2,616	30	87	191.09	191.09
WPD-07 2017 Explorer	15,093	146	12	12		0
WPD-08 M Harley	5,693	0	0	0		0

Vehicle Maintenance Details

WPD-01:	WPD-04:
WPD-05:	WPD-06: Tire Mount & Balance
WPD-03:	WPD-07:

Misc. Dept. Info: Officer Glenn Cozzens is slated for DARE Instructor School next month

Planning and Development Report
August 10, 2020

Ongoing Projects-

HWY 160 Improvements- Work continues thru out town, with the opening of the Hunt Road roundabout, work has started at AB/ 160 for turn lane improvements. Work on the Farm Rd 94 roundabout is set for August. Pavement repairs have started on existing 160.

ATM Commercial Subdivision Phase 2 Gauge Crossing Subdivision- Staff has included additional information in the packet for a later agenda item. Staff received approval for the acceptance of Gauge Crossing Subdivision Final Plat and Development Plan from the Planning and Zoning Commission on July 28,2020 contingent on the punch list items to be completed and the CCRS approved by the City Attorney.

Meadows North Subdivision- Staff has included additional information in the packet for a later agenda item. Staff received approval for acceptance of the Final Plat and Development Plan from the Planning and Zoning Commission on July 28,2020 contingent on the punch list items being completed and the CCRS approved by the City Attorney.

Hunt Rd. Sidewalk TAP-5944(804) – We have provided Hunter Chase Notice to Proceed letter dated July 27,2020 for the sidewalk project and anticipate them starting by mid August. Their completion date is October 16,2020.

North Brook Apartments- Framing continues on the 24unit structure, rough in plumbing electrical has started

R-1 Buildings – Staff currently has six (6) single family homes under construction.

West Ridge- Staff has received approval from the Department of Natural Resources for the construction permits for water and sewer to serve the 20 lot development. Staff has met with the engineer, developer and contractors to discuss construction. They should be starting breaking ground soon.

Miller Rd. Project- Hartman Construction has mobilized and has started the drainage work on the project.

Dominoes’ – A pre-construction meeting was held on July 15,2020 at City Hall to discuss the project with the contractor and Engineer. Staff has issued the Building Permit and the contractors have started . The building pad has been completed and the footings were poured on July 28,2020. Underslab plumbing is currently being installed.

CMH- Staff is working with a representative of CMH on landscaping plan requirements and a sanitary sewer easement . CMH is committed and moving forward with construction plans.

Staff is involved on other ongoing projects, - Farm Road 94 Lift Station electrical, Farm Road 104 waterline replacement, Southview Drainage Basin stormwater improvements

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:

12 permits (one is pending approval) were issued in July totaling \$4,963 in permit fees collected, and brings the total estimated construction for the year to \$3,154,798.

Researched easements in the Green Meadows Subdivision area, and began looking into the Missouri Cottage law.

Filed plans and addendums for Domino's as they were received.

Completed a permit sunshine request.

Mapping:

Shapefiles were received for Gauge Crossing. Once approved, the linework will be incorporated into the City shapefiles.

Updated ArcMap software.

Zoning verification was requested for a house on Willey.

Greene County Assessor requested zoning information on Gauge Crossing.

Prosecuting Clerk:

493 Open cases without dispositions (250 have active warrants)

228 Open cases with dispositions, are pending payments (188 have active warrants)

95 Probation cases (18 have a class or community service hours to complete)

20 Deferred cases (3 have a class to complete)

6 Discoveries were sent to defense attorneys

3 trial packets were prepared

There are currently ten pending trials.

-Abigail Brixey

CITY CLERK: (Informational only) JULY 2020

~Issued 17 Business Licenses.

~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.

~Maintained updated "streetlight outage" list and ensured Liberty was notified.

~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.

~Attended SWMOCCFOA Board of Directors Meeting. Set up schedule for next year.

EMERGENCY MANAGEMENT: (Informational only) JULY 2020

~ Updated website and gathered information regarding Coronavirus outbreak.

~Filed Status Reports 1 & 2, as well as Claims 1 and 2 on 2020 EMPG Grant.

~Constant communication with Greene County during outbreak. Once a week major update briefings.

COVID-19:

We are continuing to monitor the Covid-19 situation within Willard. With numbers rising, exposure incidents could become more frequent. Staff is continuing to stay up to date with the Greene County recommendations and updating our website to reflect any changes. Court is implementing updated safety protocols, and City Hall still closed to walk-ins.

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: Jul 1, 2020 - Jul 31, 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: Kristopher 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		23	332	136
B. Cases (citations/informations) filed		2	74	12
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		1	8	4
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		1	9	0
6. dismissed by court		0	0	0
7. <i>nolle prosequi</i>		0	6	0
8. certified for jury trial (not heard in Municipal Division)		0	0	0
9. TOTAL CASE DISPOSITIONS		2	23	4
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		23	383	144
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	43	1. # Issued during period	0	
2. # Served/withdrawn during reporting period	10	<input checked="" type="checkbox"/> Court staff does not process parking tickets		
3. # Outstanding at end of reporting period	448			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

<u>COURT INFORMATION</u>	Municipality: Willard Municipal Court	Reporting Period: Jul 1, 2020 - Jul 31, 2020
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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	\$877.00	Court Automation	\$187.60
Clerk Fee - Excess Revenue	\$132.20	Judicial Facility Srchg CT31	\$280.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$4.45	Law Enf Arrest-Local	\$178.62
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Other Disbursements	\$646.22
Total Excess Revenue	\$1,013.65	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$3,514.12
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Bond Refunds	\$0.00
		Total Disbursements	\$3,514.12
Fines - Other	\$1,307.50		
Clerk Fee - Other	\$162.60		
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF	\$26.80		
Peace Officer Standards and Training (POST) Commission surcharge	\$26.80		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$191.09		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$5.46		
Law Enforcement Training (LET) Fund surcharge	\$56.00		
Domestic Violence Shelter surcharge	\$0.00		
Inmate Prisoner Detainee Security Fund surcharge	\$0.00		
Sheriffs' Retirement Fund (SRF) surcharge	\$78.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$1,854.25		

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

**Ordinance approving text amendments to Chapter 400:
Land Development Regulations. (1st & 2nd Read)
Discussion/Vote.**

First Reading: 08/10/20

Second Reading: 08/10/20

Council Bill No.: 20-22

Ordinance No.: 200810A

AN ORDINANCE APPROVING A MUNICIPAL CODE AMENDMENT TO SECTIONS 405.120, 405.150, 400.850 and 400.950 OF THE MUNICIPAL CODE OF THE CITY OF WILLARD PERTAINING TO LAND DEVELOPMENT REGULATIONS.

WHEREAS, a public hearing was held on June 08, 2020, and August 20, 2020; and

WHEREAS, the Planning and Zoning Commission of the City of Willard has initiated a proposed amendment to the Land Use Regulation in accordance with Article III, Administration and Review, Section 400.350, Amendments, paragraph B, *Initiation of Amendment*; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 26, 2020 and July 28, 2020 for the purpose of receiving comments and input from the community on the proposed amendments; and

WHEREAS, after receiving public input, the Planning and Zoning Commission voted to recommend to the Board of Aldermen the proposed amendments to the Land Use Regulations of the City of Willard.

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 amend, Title IV. Land Use, Chapter 405: Design Standards for Public Improvements Article II, Streets, Sidewalks, and Off-Street Parking Standards, Section 405.150, Sidewalks, by changing:

Section 405.150. Sidewalks.

- A. Sidewalks shall be constructed on one (1) side of all streets and shall not be built over water lines.
- B. Sidewalks shall be located within the street right-of-way, one (1) foot inside the right-of-way line. Sidewalk subgrade shall be compacted to ninety-five percent (95%) Standard Proctor ASTM D698. Sidewalks shall be constructed of Portland concrete and shall be **four (4) inches thick**. Expansion joints shall be provided every fifty (50) feet; contraction joints at five (5) feet. Sidewalk widths shall be constructed to the following applicable minimum standard:
 1. Sidewalks along minor streets shall be a minimum of ~~four (4)~~ **five (5)** feet wide.
 2. Sidewalks along collector and arterial streets and in the vicinity of schools, recreation areas and other community facilities shall be a minimum of five (5) feet wide.
 3. Sidewalks in the vicinity of commercial districts or shopping centers shall be a minimum of eight (8) feet wide.
- C. Whenever the Board of Aldermen finds that a means of pedestrian access is necessary from the subdivision to schools, parks, playgrounds or other roads or facilities and that such access is not conveniently provided by sidewalks adjacent to the streets, the developer may be required to construct other walkway improvements to provide such access in compliance with the requirements of Chapter 400 Land Development Regulations, Article XV, Required Public Improvements.
- D. All sidewalks shall be constructed up to each intersecting street and wheelchair ramps shall be provided at intersections and other major points of pedestrian flow. Where required, wheelchair ramps and depressed curbs shall be constructed in accordance with the standards of the Americans With Disabilities Act in effect at the time of construction.

- E. A grass planting strip shall be provided between the curb and the sidewalk.

Section 2: The City does hereby amend, Title IV. Land Use, Chapter 405: Design Standards for Public Improvements, Article II. Streets, Sidewalks, and Off-Street Parking, Section 405.120, Streets – General Requirements, by changing:

Section 405.120. Streets — General Requirements.

- A. The classifications, extent, width, grade and location of all streets shall conform to the Willard Comprehensive Plan and major street plan. In any case where additional street right-of-way is required, the additional right-of-way shall be split on both sides of the existing right-of-way unless otherwise approved by the Board of Aldermen. Where not shown, the arrangement and design standards of streets shall conform to the provisions herein and/or the Missouri Department of Transportation or Greene County where applicable. Streets which have an entry onto a State highway will require approval from the Missouri Department of Transportation. Streets which have an entry onto a Greene County roadway will require County approval.
- B. The arrangement of streets in new subdivisions shall be coordinated with existing, proposed and anticipated streets outside of the subdivision. Provision shall be made for the continuation of existing streets in adjoining areas.
- C. When a new subdivision adjoins a tract susceptible to being subdivided, new streets shall be extended to the boundaries of such tract.
- D. Streets shall be related appropriately to the topography and street grades shall conform as closely as practical to the original topography. Street grades shall be in accordance with the requirements of this Chapter.
- E. Street jogs with centerline offsets of less than one hundred fifty (150) feet shall be prohibited.
- F. Local streets shall be designed so as to discourage through traffic. However, provisions must be made for the extension of arterial and collector streets into and from adjoining areas.
- G. Permanent dead-end streets or cul-de-sac shall be no longer than eight hundred (800) feet and shall provide at the closed end a paved turnaround having a minimum diameter of ~~eighty (80)~~ **one hundred (100)** feet to the face of the outside curb and ~~one hundred (100)~~ **one hundred twenty (120)** feet to the street right-of-way line. See Drawing No. 1.
- H. Any street dead-ended for access to an adjoining property or temporary in nature because of authorized staged development shall be provided with temporary, all-weather turnaround at the end of the street and the use of such turnaround shall be guaranteed to the public until such time as the street is extended.

Every lot shall have access to a road that provides reasonable ingress and egress for emergency vehicles as well as for the intended use of the lot.

- I. When a subdivision abuts or contains an arterial street, the Planning and Zoning Commission may require marginal access streets, reverse frontage lots or other such treatment as may be necessary for adequate protection of abutting properties and to provide separation of through and local traffic.
- J. Half-streets shall be prohibited except where such streets, when combined with a similar street (developed previously or simultaneously) on property adjacent to the subdivision, create a street that meets the right-of-way and pavement requirements of Chapter 400 Land Development Regulations and this Chapter. In such case, the developer shall dedicate that portion of land in the proposed subdivision that will complete the street right-of-way to the minimum standards.

Section 3: The City does hereby amend, Title IV. Land Use, Chapter 400: Land Regulations, Article X. Signs, Section 400.850, Definitions, by adding:

400.850 Definitions:

Unless otherwise provided, words and phrases used in this Article shall be defined in the following manner:

ANIMATION - Any action or motion other than flashing lights, automatic changeable copy, or indexing that attempt to develop a pictorial scene through the movement of lights or parts of a sign.

ELECTRONIC MESSAGE SIGN - A sign that can be electronically or mechanically changed by remote or automatic means

SIGN — Any words, numbers, figures, devices, designs or trademark by which anything is made known, such as are used to designate an individual, a firm, profession, business or a commodity and which are visible from any public street.

SIGN, ATTACHED — Any sign substantially and permanently attached to, painted on, etched on or supported by any part of a building exterior.

SIGN, DETACHED (FREESTANDING) — Any sign other than an attached sign and including any inoperable vehicle or any trailer located for the purpose of advertising.

SIGN, OFF-PREMISES (BILLBOARD) — A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction or other activity that is conducted, sold or offered at a location other than the premises on which said sign is located.

SIGN, PORTABLE — Any sign not permanently attached to the ground or other permanent structure or a sign designed to be transported from one place to another, including, but not limited to, signs designed to be transported on wheels; menu and sandwich board signs; balloons or other inflatable figures.

SIGN, PROJECTING — Any sign that is attached to and projects away from the building surface or face.

SIGN, ROOF — Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure of a building and extending vertically above the highest portion of the roof.

SIGN, WALL — A sign in a parallel plane to and attached upon a structure's wall.

Section 4: The City does hereby amend, Title IV. Land Use, Chapter 400: Land Regulations, Article X. Signs, Section 400.950, Detached Signs, by changing:

400.950 Detached Signs:

A. Detached (freestanding) signs shall be permitted according to the following requirements:

1. Each premises containing a multifamily use, permitted nonresidential use or legal non-conforming use shall be permitted one (1) detached sign.
2. If a development is located on a corner lot that has at least one hundred (100) feet of frontage on each of the two (2) intersecting streets, the development may have one (1) detached sign along each street frontage.
3. Premises with more than seven hundred fifty (750) feet of frontage along a public street may have one (1) additional detached sign; however, a minimum of three hundred (300) feet of separation shall be maintained between signs and a minimum setback of twenty-five (25) feet from adjacent property lines is maintained for both signs.
4. ~~The surface area of a detached sign may not exceed three tenths (0.3) square foot for every linear foot of street frontage. Total sign shall not exceed fifty (50) square feet in surface area if the lot has less than two hundred (200) feet of total street frontage, seventy five (75) square feet on lots with frontage of two hundred (200) feet or more but less than four hundred (400) feet and one hundred (100) square feet on lots with four hundred (400) or more feet of street frontage. Lots with more than one (1) side of street frontage may include all frontage in sign area square footage calculation.~~ **A premise located in a commercial district shall be allowed a detached sign with a sign surface area determined by adding fifty (50) square feet to a ratio of one (1) square foot of surface area per lineal foot of frontage along the street. The maximum surface area for any detached sign shall be two hundred and fifty (250) square feet.**

Section 5: 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 6: 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 or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 7: 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.

Passed at meeting: _____

Mayor, Corey Hendrickson

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	_____	_____	_____
_____ SAM BAIRD	_____	_____	_____

2nd READ

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

SAM BAIRD

Section 400.930. Sight Triangles.

[Ord. No. 020227 §1(10.10), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

A. Signs At Street Intersections.

1. Street intersection sight triangles shall reflect the street classification as established in the Willard Comprehensive Plan. Minimum requirements for sight triangles shall be in accordance with the following table. The sight triangle shall be measured along the right-of-way as illustrated in Figure 400.930 contained in Subsection (B) of this Section. The City may require additional triangle area for clear sight and safety as may be warranted by special condition as determined by the Administrative Official.
2. Signs may be erected in the street intersection sight triangles. However, any such sign must be at least ten (10) feet above street grade except for supports, which may not exceed one (1) foot in width or diameter or be spaced less than ten (10) feet apart from any other stationary object.

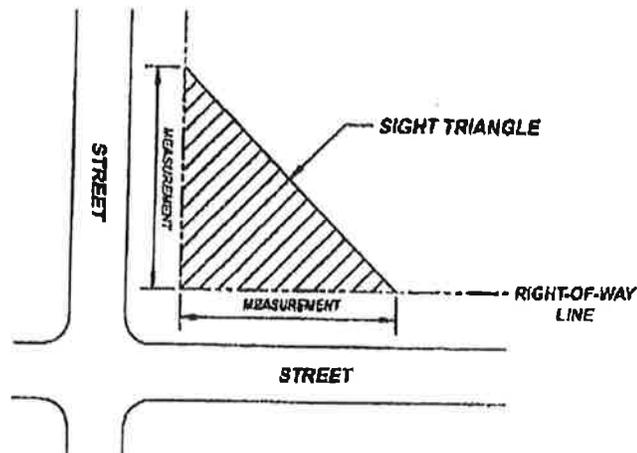
Street Sight Triangle Requirements						
Intersecting Street	Highway	Arterial	Collector Single-Family Residential	Collector All Others	Local Residential Single-Family	Local Residential Multifamily
Highway	A	A	B	B	B	
Arterial	A	A	B	B	C	B
Collector single-family residential	B	B	C	C	C	C
Collector: all others	B	B	C	C	C	C
Local residential	B	C	C	C	C	C
Key:						
A — 100 feet by 100 feet sight triangle						
B — 30 feet by 30 feet sight triangle						
C — 10 feet by 10 feet sight triangle						

B. Signs At Street/Driveway Intersections.

1. Signs may be erected in the street/driveway sight triangles. However, any such sign shall be at least ten (10) feet above street grade except for supports, which may not exceed one (1) foot in width or diameter or be spaced less than ten (10) feet apart from any other stationary object.
2. Figure 400.930 illustrates the measurement of a street/driveway sight triangle. A street/driveway sight triangle shall be measured as follows:

A triangle formed by the intersection of a public street and a driveway where the triangle area is that area encompassed within two (2) intersecting lines formed by the edge of the pavement, curb, roadway or projection thereof and extending forty (40) feet down the street from the right edge of the driveway when standing in the driveway facing the street and extending twelve (12) feet from the edge of the street extending up the driveway pavement and a third imaginary line connecting the other two (2) lines without overlaying the pavement. On the left side of the driveway, the triangle is determined by measuring sixty-five (65) feet down the street pavement from the edge of the driveway and measuring twelve (12) feet down the driveway pavement from the edge of the street and an imaginary third line connecting the other two (2) lines without overlaying the pavement.

Figure 400.930 Sight Triangles for Street/Driveway Intersections



Section 400.940. Location, Setback and Height Requirements.

[Ord. No. 020227 §1(10.11), 2-27-2002; Ord. No. 060508C §1, 5-8-2006; Ord. No. 131209 §1, 12-9-2013]

- A. No sign or supporting structure, other than a governmental sign, shall be located in or over any public property or right-of-way, unless the sign is attached to a structural element of a building and pursuant to the appropriate Section of the Willard Municipal Building Code, and State and Federal statute pertaining to right-of-way restrictions.
- B. No sign shall extend beyond a parapet or be located upon a roof. This Subsection shall not apply to temporary displays, including animated displays, erected on roofs of structures in connection with the observation of holidays.
- C. Wall signs attached to a building shall not extend past the edge of the exterior wall and shall not project more than eighteen (18) inches away from the wall.
- D. Projecting signs shall have a minimum clearance of ten (10) feet above grade and shall not project more than eighteen (18) inches from the wall to which it is attached.

- E. No part of a detached sign may exceed a height, measured from ground level, of twenty-five (25) feet in the "C-1" District, forty-five (45) feet in the "C-2" District and thirty (30) feet in the "M-1" and "M-2" Districts and fifteen (15) feet in all other districts.
- F. Freestanding signs shall meet the minimum setback requirements as established in the following table:

Street Classification	Minimum Setback (feet)
Highway	15
Arterial	15
Collector: single-family residential	10
Collector: all others	10
Local residential	10

Section 400.950. Detached Signs.

[Ord. No. 020227 §1(10.12), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. Detached (freestanding) signs shall be permitted according to the following requirements:
 1. Each premises containing a multifamily use, permitted non-residential use or legal non-conforming use shall be permitted one (1) detached sign.
 2. If a development is located on a corner lot that has at least one hundred (100) feet of frontage on each of the two (2) intersecting streets, the development may have one (1) detached sign along each street frontage.
 3. Premises with more than seven hundred fifty (750) feet of frontage along a public street may have one (1) additional detached sign; however, a minimum of three hundred (300) feet of separation shall be maintained between signs and a minimum setback of twenty-five (25) feet from adjacent property lines is maintained for both signs.
 4. The surface area of a detached sign may not exceed three-tenths (0.3) square foot for every linear foot of street frontage. Total sign shall not exceed fifty (50) square feet in surface area if the lot has less than two hundred (200) feet of total street frontage, seventy-five (75) square feet on lots with frontage of two hundred (200) feet or more but less than four hundred (400) feet and one hundred (100) square feet on lots with four hundred (400) or more feet of street frontage. Lots with more than one (1) side of street frontage may include all frontage in sign area square footage calculation.

Section 400.960. Off-Premises Signs.

[Ord. No. 020227 §1(10.13), 2-27-2002; Ord. No. 060911 §1, 9-11-2006; Ord. No. 131209 §1, 12-9-2013]

Off-premises signs (billboards) shall be permitted only in the "C-1" and "C-2" Commercial Districts and in the "M-1" and "M-2" Industrial Districts. The surface area of a detached, off-premises sign shall be subject to the provisions of Section 400.880 if the sign is oriented towards a street classified as an arterial, collector or local street. Where the street towards which the sign is oriented is classified as a highway, a single side of a detached off-premises sign may not exceed three-fourths (0.75) square foot in surface area for every linear foot of street frontage. In no case may a single side of such sign exceed two hundred (200) square feet in surface area.

Section 400.970. Legal Non-Conforming Signs.

[Ord. No. 020227 §1(10.14), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. Any sign lawfully erected before the effective date of this Article, but which does not comply with the requirements and restrictions of this Article, shall be considered a legal, non-conforming sign and may be continued subject to the provisions of this Section.
- B. A non-conforming sign shall not be expanded in size or effective area or altered in any manner so as to increase the degree of non-conformity. Illumination shall not be added to any non-conforming sign.
- C. A non-conforming sign shall not be moved or replaced except to bring the sign into complete conformance with this Article.
- D. Except for safety requirements, a non-conforming sign shall not be structurally altered so as to prolong the life of the sign. Non-conforming signs may be repaired so long as the cost of materials and labor for such work does not exceed within any twelve-month period fifty percent (50%) of the value (tax value if listed for tax purposes) of the sign.
- E. If a non-conforming sign is destroyed, it may not be reconstructed or replaced except in conformity with the provisions of this Article. A sign shall be considered destroyed if more than fifty percent (50%) of the sign structure or backing has been altered, for whatever reason, from its original appearance.
- F. Abandoned, destroyed or discontinued non-conforming signs shall be removed within thirty (30) days after determination by the City Administrative Official. A sign shall be considered abandoned or discontinued if:
 1. For a period of twelve (12) consecutive months the sign advertises a service, product or activity that is no longer operating, being conducted or offered.
 2. For purposes of this Section, a sign is considered blank if:
 - a. The advertising message displayed becomes illegible in whole or substantial part.

Section 400.980. Sign Permits and Inspection.

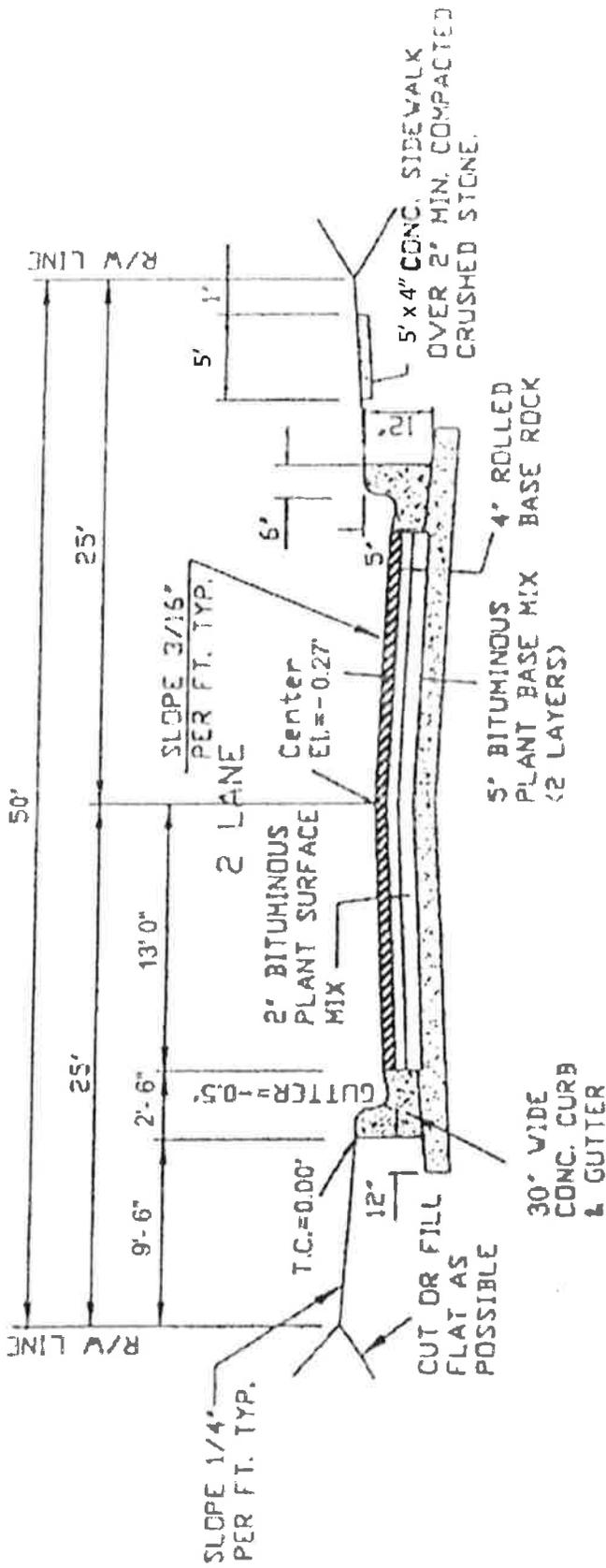
[Ord. No. 020227 §1(10.15), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

Except as otherwise provided in this Article, no sign shall be erected, moved, enlarged, illuminated or substantially altered without first obtaining a sign permit for each sign in conformance with the requirements of Article III, Section 400.200. Repainting or changing

the message on a sign shall not be considered a substantial alteration and shall not require a sign permit.

Section 405.150. Sidewalks. [Ord. No. 020227 §1(Art. II §2.4), 2-27-2002]

- A. Sidewalks shall be constructed on one (1) side of all streets and shall not be built over water lines.
- B. Sidewalks shall be located within the street right-of-way, one (1) foot inside the right-of-way line. Sidewalk subgrade shall be compacted to ninety-five percent (95%) Standard Proctor ASTM D698. Sidewalks shall be constructed of Portland concrete and shall be six (6) inches thick. Expansion joints shall be provided every fifty (50) feet; contraction joints at five (5) feet. Sidewalk widths shall be constructed to the following applicable minimum standard:
 - 1. Sidewalks along minor streets shall be a minimum of ~~four (4)~~ five (5) feet wide.
 - 2. Sidewalks along collector and arterial streets and in the vicinity of schools, recreation areas and other community facilities shall be a minimum of five (5) feet wide.
 - 3. Sidewalks in the vicinity of commercial districts or shopping centers shall be a minimum of eight (8) feet wide.
- C. Whenever the Board of Aldermen finds that a means of pedestrian access is necessary from the subdivision to schools, parks, playgrounds or other roads or facilities and that such access is not conveniently provided by sidewalks adjacent to the streets, the developer may be required to construct other walkway improvements to provide such access in compliance with the requirements of Chapter 400 Land Development Regulations, Article XV, Required Public Improvements.
- D. All sidewalks shall be constructed up to each intersecting street and wheelchair ramps shall be provided at intersections and other major points of pedestrian flow. Where required, wheelchair ramps and depressed curbs shall be constructed in accordance with the standards of the Americans With Disabilities Act in effect at the time of construction.
- E. A grass planting strip shall be provided between the curb and the sidewalk.



PLANT MIX BITUMINOUS PAVEMENT
TYPICAL 31' STREET SECTION (W/CURB)

ARTERIAL AND COLLECTOR RESIDENTIAL STREET PAVEMENT SPECIFICATIONS

TACK COAT (MO-DOT SECTION 407)	2" ASPHALT WEAR SURFACE (MO-DOT SECTION 401-3P2)
TACK COAT (MO-DOT SECTION 407)	4" ASPHALT BASE (MO-DOT SECTION 301)
PRIME COAT (MO-DOT SECTION 408)	4" ASPHALT BASE (MO-DOT SECTION 301)
	BASE ROCK (MO-DOT 304-TYPE 1)
	SUBGRADE (MO-DOT 209)

* ALL LAYERS TO HAVE 95% COMPACTION AND DENSITY AT OPTIMUM MOISTURE OR ASPHALT CONTENT. LABORATORY TEST RESULTS ARE REQUIRED BEFORE ACCEPTANCE.

Section 405.120. Streets — General Requirements. [Ord. No. 020227 §1(Art. II §2.1), 2-27-2002]

- A. The classifications, extent, width, grade and location of all streets shall conform to the Willard Comprehensive Plan and major street plan. In any case where additional street right-of-way is required, the additional right-of-way shall be split on both sides of the existing right-of-way unless otherwise approved by the Board of Aldermen. Where not shown, the arrangement and design standards of streets shall conform to the provisions herein and/or the Missouri Department of Transportation or Greene County where applicable. Streets which have an entry onto a State highway will require approval from the Missouri Department of Transportation. Streets which have an entry onto a Greene County roadway will require County approval.
- B. The arrangement of streets in new subdivisions shall be coordinated with existing, proposed and anticipated streets outside of the subdivision. Provision shall be made for the continuation of existing streets in adjoining areas.
- C. When a new subdivision adjoins a tract susceptible to being subdivided, new streets shall be extended to the boundaries of such tract.
- D. Streets shall be related appropriately to the topography and street grades shall conform as closely as practical to the original topography. Street grades shall be in accordance with the requirements of this Chapter.
- E. Street jogs with centerline offsets of less than one hundred fifty (150) feet shall be prohibited.
- F. Local streets shall be designed so as to discourage through traffic. However, provisions must be made for the extension of arterial and collector streets into and from adjoining areas.
- G. Permanent dead-end streets or culs-de-sac shall be no longer than eight hundred (800) feet and shall provide at the closed end a paved turnaround having a minimum diameter of ~~eighty (80)~~ **one hundred (100)** feet to the face of the outside curb and ~~one hundred (100)~~ **one hundred twenty (120)** feet to the street right-of-way line. See Drawing No. 1.
- H. Any street dead-ended for access to an adjoining property or temporary in nature because of authorized staged development shall be provided with temporary, all-weather turnaround at the end of the street and the use of such turnaround shall be guaranteed to the public until such time as the street is extended.

Section
405.120

Section
405.120

Every lot shall have access to a road that provides reasonable ingress and egress for emergency vehicles as well as for the intended use of the lot.

- I. When a subdivision abuts or contains an arterial street, the Planning and Zoning Commission may require marginal access streets, reverse frontage lots or other such treatment as may be necessary for adequate protection of abutting properties and to provide separation of through and local traffic.
- J. Half-streets shall be prohibited except where such streets, when combined with a similar street (developed previously or simultaneously) on property adjacent to the subdivision, create a street that meets the right-of-way and pavement requirements of Chapter 400 Land Development Regulations and this Chapter. In such case, the developer shall dedicate that portion of land in the proposed subdivision that will complete the street right-of-way to the minimum standards.

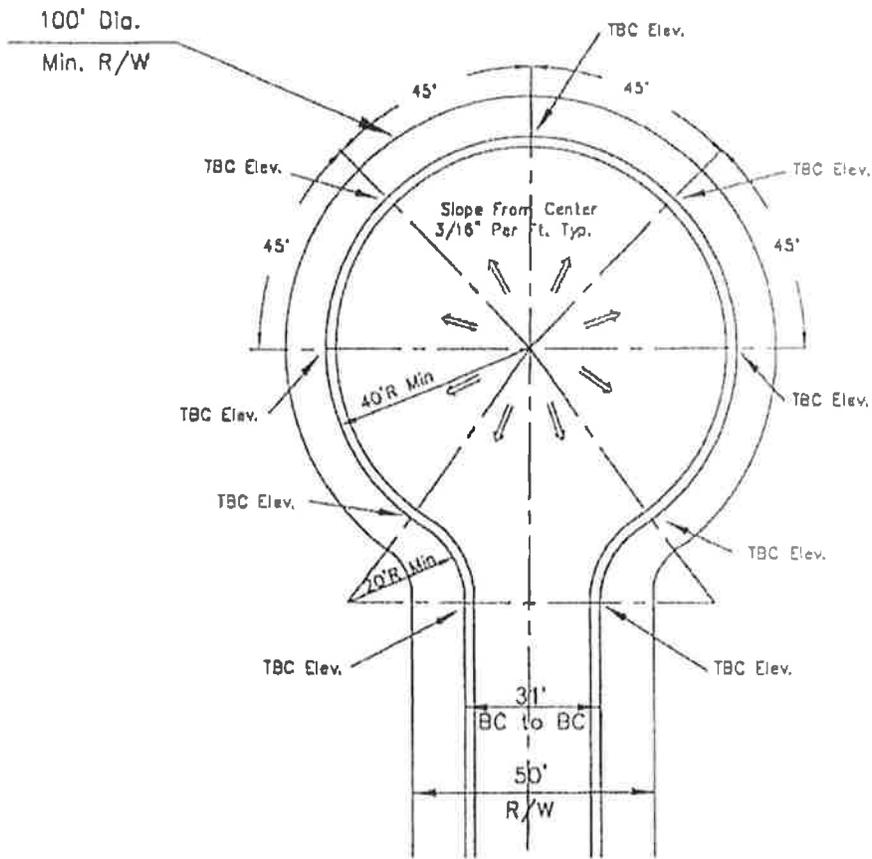
LAND USE

Title IV Attachment 1

City of Willard

APPENDIX A

DRAWING NO. 1. CUL-DE-SAC



MAX. LENGTH OF STREET WITH
CUL-DE-SAC SHALL BE 800'

STANDARD CUL-DE-SAC

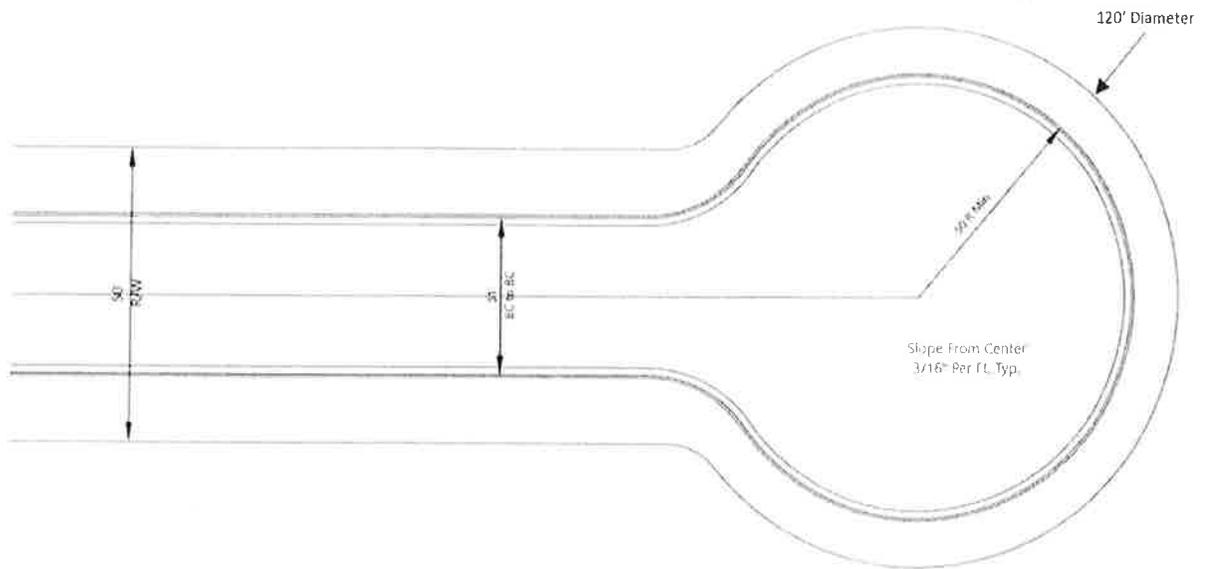
LAND USE

Title IV Attachment 1

City of Willard

APPENDIX A

DRAWING NO. 1. CUL-DE-SAC



MAX. LENGTH OF STREET WITH
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Chapter 400. Land Development Regulations

Article X. Signs

Section 400.840. Purpose.

[Ord. No. 020227 §1(10.1), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

This Article establishes standards for the erection and maintenance of signs in order to protect the safety of persons and property; to promote the efficient communication of information; to protect the public welfare; and to preserve and enhance the visual character and economy of the City of Willard. Except as otherwise provided, no sign shall be erected, moved, or modified except in accordance with the provisions of this Article.

Section 400.850. Definitions.

[Ord. No. 020227 §1(10.2), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

Unless otherwise provided, words and phrases used in this Article shall be defined in the following manner:

SIGN

Any words, numbers, figures, devices, designs or trademark by which anything is made known, such as are used to designate an individual, a firm, profession, business or a commodity and which are visible from any public street.

SIGN, ATTACHED

Any sign substantially and permanently attached to, painted on, etched on or supported by any part of a building exterior.

SIGN, DETACHED (FREESTANDING)

Any sign other than an attached sign and including any inoperable vehicle or any trailer located for the purpose of advertising.

SIGN, OFF-PREMISES (BILLBOARD)

A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction or other activity that is conducted, sold or offered at a location other than the premises on which said sign is located.

SIGN, PORTABLE

Any sign not permanently attached to the ground or other permanent structure or a sign designed to be transported from one place to another, including, but not limited to, signs designed to be transported on wheels; menu and sandwich board signs; balloons or other inflatable figures.

SIGN, PROJECTING

Any sign that is attached to and projects away from the building surface or face.

SIGN, ROOF

Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure of a building and extending vertically above the highest portion of the roof.

SIGN, WALL

A sign in a parallel plane to and attached upon a structure's wall.

Section 400.860. Exempt Signs.

[Ord. No. 020227 §1(10.3), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

The following signs shall not require a sign permit, but must be in conformance with all other applicable provisions of this Article:

Address numbers and name plates. Address numbers and unlighted name plates not exceeding one (1) square foot in area per dwelling unit or business. Such signs must be attached to the principal structure, be parallel with the wall to which it is attached, and no part of said sign may extend into any required yard setback.

Banner signs. Signs, consisting of a flexible lightweight material, such as a banner, not exceeding twenty-four (24) square feet of area. One (1) sign per premises is permitted, posted for not more than thirty (30) business days per year.

Construction site signs. Construction site identification signs, exceeding no more than one (1) sign per site, with no more than thirty-two (32) square feet in area.

Directional signs. Signs directing and guiding traffic on private property that do not exceed one and one-half (1 1/2) square feet each.

Flags. Flags, pennants or insignia of any government or non-profit organization when not displayed in connection with a commercial promotion.

Governmental signs. Signs erected by or on behalf of or pursuant to the authorization of a governmental body, including legal notices, identification and information signs, traffic and directional signs or regulatory signs.

Neighborhood identification signs. Neighborhood identification signs, such as a masonry wall, landscaping or other similar materials that are combined to display neighborhood identification. The message of such signs shall display only the name of the neighborhood.

Non-commercial signs. Signs of a religious, political or other non-commercial nature that do not exceed sixteen (16) square feet in area and that are not internally illuminated.

Official signs. Signs of a non-commercial nature erected by public utilities.

Real estate sale or lease signs. Detached or attached, non-illuminated, temporary on-premises signs pertaining to the sale or lease of the premises. Such signs shall not exceed twelve (12) square feet in area. For lots exceeding five (5) acres and having street frontage in excess of four hundred (400) feet, one (1) additional sign may be erected with an area not to exceed thirty-two (32) square feet. Such signs shall be removed within fourteen (14) days of sale or lease of the premises.

Temporary special event signs. Temporary signs not exceeding thirty-two (32) square feet in area, erected to advertise a special event of a commercial, civic, educational, philanthropic,

religious, political or similar nature. Such signs may be erected no sooner than two (2) weeks before the event and shall be removed no later than five (5) days after the event.

Vehicular signs. Signs painted on or permanently attached to vehicles. Vehicular signs may not contain flashing or blinking lights nor any animation.

Window signs. Any sign, symbol or picture designed to provide information about a business, activity, service or event that is placed against or near to the interior glass surface; and is visible from the exterior of the window. Window signs shall not exceed fifty percent (50%) of the glass square footage area.

Section 400.870. General Provisions.

[Ord. No. 020227 §1(10.4), 2-27-2002; Ord. No. 060508C §1, 5-8-2006; Ord. No. 131209 §1, 12-9-2013]

- A. The following provisions shall apply to all signs in the City:
1. *Prohibited signs.* The following signs are specifically prohibited:
 - a. Signs which advertise or promote unlawful activity.
 - b. Signs which may be confused with a traffic control signal, sign or devise, the light of an emergency or road equipment vehicle or any other governmental agency sign.
 - c. Signs which hide from view any traffic or street sign, signal or similar traffic control or directional sign.
 - d. Signs which use searchlights or strobe lights that attract the attention of the public.
 - e. Portable signs, except as specifically allowed as a temporary sign in Section 400.860.
 2. *Sign illumination.* All illuminated signs shall be designed, constructed and located to eliminate or minimize glare.
 3. *Sign condition.* All signs, including supports, braces and anchors, shall be installed and maintained as identified in the municipal building codes of the City of Willard.

Section 400.880. Calculating Number of Signs and Sign Surface Area.

[Ord. No. 020227 §1(10.5), 2-27-2002; Ord. No. 060508C §1, 5-8-2006; Ord. No. 131209 §1, 12-9-2013]

- A. (Reserved)
- B. Two-sided and multisided signs shall be considered as one (1) sign, provided that:
1. The distance between the backs of each face of a two-sided sign does not exceed three (3) feet.

2. The distance between the backs of a "V" type sign does not exceed five (5) feet.
- C. The total sign surface area shall include letters, emblems, background and illuminated areas. Multiple signs on the same structure shall all be inclusive of the total area. Supporting structure, framework or bracing shall be excluded from calculation.
- D. The sign surface area of two-sided or multisided signs shall be calculated in the following manner:
1. The surface area of a two-sided, back-to-back sign shall be calculated by totaling the area of only one (1) side of the sign, as long as the distance between the backs of the signs does not exceed three (3) feet. If the distance exceeds three (3) feet, both sides will be added and used in calculation.
 2. The surface area of a double-faced sign constructed in the form of a "V" shall be calculated by totaling the area of the largest side, as long as the angle of the "V" does not exceed thirty degrees (30°) and the distance between the backs of the signs does not exceed five (5) feet. If the angle of the "V" exceeds thirty degrees (30°), or the distance between the backs of the signs exceed five (5) feet, or the sign has more than two sides; the area summation of all sides shall be the calculation total.
- E. An animation display shall not exceed ten percent (10%) of the total permitted square footage of sign surface.

Section 400.890. Signs Permitted in "R-1," "R-2" and "R-4" Residence Districts.

[Ord. No. 020227 §1(10.6), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. Unless otherwise provided in Section 400.860, the following signs shall be permitted in the "R-1," "R-2" and "R-4" Residence Districts:
1. One (1) non-illuminated name plate or sign for each dwelling unit, not exceeding one (1) square foot in area, indicating the name of the occupant. Such signs must be attached to the principal structure, be parallel with the wall to which it is attached, and no part of said sign may extend into any required yard setback.
 2. One (1) non-illuminated name plate or identification sign not exceeding twelve (12) square feet in area for buildings other than dwellings, provided that said sign shall be attached to and parallel with the front wall of the building.
 3. One (1) white, illuminated, on-premises church or school bulletin board not exceeding eighteen (18) square feet in area.
 4. Non-illuminated real estate sale or lease sign or signs not exceeding a total area of twelve (12) square feet pertaining to the sale or rental of the property on which said sign is located.

Section 400.900. Signs Permitted in "R-3" Residence Districts.

[Ord. No. 020227 §1(10.7), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. The following signs shall be permitted in the "R-3" Residence District:
1. All signs permitted in the "R-1," "R-2" and "R-4" Residence Districts.
 2. One (1) non-illuminated, attached or detached name plate identification sign not exceeding six (6) square feet in area for boardinghouses or rooming houses.
 3. One (1) white illuminated attached or detached identification sign not exceeding sixteen (16) square feet in area for multiple dwellings having four (4) or more dwelling units or for buildings other than dwellings.
 4. All signs in the "R-3" Residence District that are not attached to the wall of the building shall be set no more than five (5) feet from the building.

Section 400.910. Signs Permitted in "C" Commercial Districts.

[Ord. No. 020227 §1(10.8), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. The maximum sign surface area inclusive of all attached signs permitted on any lot in any commercial district shall be determined by:
1. A maximum of one-half (0.5) square foot of sign surface area per linear foot of lot street frontage up to two hundred (200) feet of frontage. Lots without at least twelve (12) feet of street frontage shall be allotted six (6) square feet of area for a sign.
 2. A maximum of three-fourths (0.75) square foot of additional sign surface area per linear foot of lot street frontage in excess of two hundred (200) feet shall be allowed.

Section 400.920. Signs Permitted in "M" Manufacturing Districts.

[Ord. No. 020227 §1(10.9), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. The maximum sign surface area permitted on any lot in any manufacturing district shall be one (1.0) square foot of sign surface area per linear foot of lot frontage.
- B. If a lot has frontage on more than one (1) street, the total sign surface area permitted on that lot shall be the sum of the sign surface area allotted to each street on which the lot has frontage.

CITY OF WILLARD, MISSOURI

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



Agenda Item# 8

Ordinance approving the Final Planned Development for Gauge Crossing. (1st & 2nd Read) Discussion/Vote.

First Reading: 08/10/20

Second Reading: 08/10/20

Council Bill No.: 20-23

Ordinance No.: 200810B

AN ORDINANCE

AN ORDINANCE TO ACCEPT THE FINAL PLANNED DEVELOPMENT OF GAUGE CROSSING SUBDIVISION AS A SUBDIVISION IN THE CITY OF WILLARD GREENE COUNTY, MO.

WHEREAS, on February 25, 2020, the Planning and Zoning Commission of the City of Willard, Missouri, approved the Preliminary Planned Development of Gauge Crossing Subdivision, as a subdivision of the City of Willard; and

WHEREAS, on March 9, 2020, the Board of Aldermen of the City of Willard, approved the Preliminary Planned Development of Longview Subdivision; and

WHEREAS, on July 28, 2020, the Planning and Zoning Commission of the City of Willard, Missouri, reviewed the Final Planned Development of Gauge Crossing Subdivision and found it to be in substantial conformance with the Preliminary Planned Development and voted to recommend approval to the Board of Aldermen of the City of Willard.

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 Final Planned Development of Gauge Crossing Subdivision in Willard, Greene County Missouri, as shown by the final plat filed with the City Clerk of the City of Willard, Missouri, is hereby accepted and approved and declared as a subdivision of the City; that the final plat of said property comprises the following real estate to-wit:

A PART OF THE GOODWYN/FREEDOM BANK MINOR SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 30 NORTH, RANGE 23 WEST OF THE 5TH P.M. DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT 2 OF THE SAID GOODWYN/FREEDOM BANK MINOR SUBDIVISION, THENCE N02*02'16"E ALONG THE EAST LINE OF SAID GOODWYN/FREEDOM BANK MINOR SUBDIVISION, 950.94 FEET TO THE SOUTH LINE OF HIGHWAY 160; THENCE N87*51'00"W, ALONG THE SOUTH LINE OF HIGHWAY 160, 322.85 FEET; THENCE S02*15'24"W, 178.03 FEET; THENCE S02*32'08"W, 50.00 FEET, THENCE S01*55'47"W, 557.25 FEET; THENCE S87*44'36"E, 1.57 FEET; THENCE S02*18'55"W, 154.73 FEET; THENCE S87*41'07"E, 322.19 FEET TO THE POINT OF THE BEGINNING.

Section 2: Upon compliance with all the requirements of this ordinance, the City Clerk is hereby authorized to endorse the Board of Aldermen's approval upon the final plat pursuant to Section 445.030, RSMo.

Section 3: 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.

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

APPROVED BY: _____, Mayor

ATTEST: _____, City Clerk

Approved as to form: _____, City Attorney

MEMBERS OF THE BOARD OF ALDERMEN:

1ST READ:

CLARK MCENTIRE

SAMUEL SNIDER

DONNA STEWART

LARRY WHITMAN

SAM BAIRD

YES

NO

ABSTAINED

MEMBERS OF THE BOARD OF ALDERMEN:

2ND READ:

CLARK MCENTIRE

SAMUEL SNIDER

DONNA STEWART

LARRY WHITMAN

SAM BAIRD

YES

NO

ABSTAINED



Project Name: Planned Development District and Accompanying *Gauge Crossing* Development Plan for approximately 5.2-acre tract identified as Lots 1-22 with detention area identified as Common Area 1 Stormwater Detention on the attached final plat in the City of Willard, Missouri.

Submitted By: ATM Square, LLC (Owner / Developer)

Meeting Date: July 28, 2020

ISSUE IDENTIFICATION

A development plan called *Gauge Crossing* has been submitted for approval as a Planned Development District. The property consists of approximately 5.2 acres of ground located on the East side of the 23-acre parent tract known as the *ATM Square Subdivision*. The property is bordered on the North by Hwy 160 and on the South by New Melville Road. The *Gauge Crossing* PD would allow for the creation of 22 single-family residential lots.

DISCUSSION AND ANALYSIS

The *Gauge Crossing* development plan includes a higher density single-family residential land use that is arranged in such a fashion that is uniquely conducive to the contemporary demand for housing amongst a vast group of homeowners in today's market. The overall density of housing is approximately 4.25 homes per acre. In order to accomplish the unique development scheme and arrangement, the development plan allows for building setbacks and lot dimensions that differ from the minimum standards under traditional R-1 zoning requirements. Additionally, there are other components of the plan that vary slightly from the City's conventional development regulations that will be outlined in the development plan. The purpose of this development is to design a distinct neighborhood with the intent of enhancing a sense of community and pride of ownership. The primary target market for this development will be young professional families and retired couples seeking a low maintenance home in a quiet pocket neighborhood. We feel as though these particular demographics are seeking communities like Willard that have excellent school systems and community resources nearby, such as the Frisco Trail and Stockton Lake.

The City's adopted Planned Development District regulations provide for these variations in minimum standards based on a determination and finding by the Planning and Zoning

Commission and City Council that the development satisfies the criteria outlined in City Code Section 400.510 "Planned Development District."

PURPOSE AND INTENT

The diversity of densities and arrangement of housing within the development site would be impossible to accomplish without the opportunity to plan the development in accordance with the Planned Development District provisions. We feel as though the proposed variations are warranted in order to facilitate the goals of this development, which themselves are viewed as providing a clear public benefit in ways that are not typical of traditional conventional single-family developments. This development has been designed to be congruent with the spirit and intent of the Willard Comprehensive Plan.

I. DESIGN

The design utilizes all of the available space in the most efficient manner possible and will maintain all of the natural features of the ground including the large trees, which are one of the most attractive features of the property. In addition to the existing foliage, we will be planting trees on the Southern and Eastern portions of the property in order to create an elegant natural buffer from the existing residential developments.

The design of the homes will be controlled through the use of Codes, Covenants, and Restrictions (CCR's) and must be approved by the developer prior to construction. A copy of the CCR's are attached to this development plan. All homes will have a main floor with a minimum livable square footage of 1,000 square feet. All homes will have a hard surface exterior including one or more of the following materials: wood, brick, stone, stucco, or cement products. The development will have a variety of architectural floorplans and designs with the intent that no two homes will look alike.

II. TRANSPORTATION / UTILITIES

The development is centrally located in the main residential and commercial district of the City and has easy access off of proposed Proctor Road, which intersects with Miller Road. The development is located approximately ¼ mile from Hwy 160, a major highway linking Willard to Springfield and Interstate I-44. The location of the property will be easily accessible for emergency vehicles and has all of the utilities available on site for further development. This development will be located off of proposed Gauge Street, which is shown as a cul-de-sac. The inclusion of a cul-de-sac within this development was reasoned and designed to give the subdivision a "pocket neighborhood" and to have no impact with thru traffic onto New Melville. The traffic on Gauge Street should be primarily linked to the neighborhood, since it is not connected to any other road and will most likely be cautious neighbors driving at appropriate speeds. The traffic counts produced by this development are minimal and have essentially no impact on the surrounding areas. At an average of ten cars per day per house, *Gauge Crossing* would be adding 230 cars per day to the collector and arterial road systems. The future extension of Proctor road to the West will provide for alternate outlets including a full access to Hwy AB and limited access to Hwy 160.

III. PARKING

All of the parking for this development will be handled off-street and will be contained within the drive-ways and the garages for each home. Due to the nature and design of the homes, a front entry two car garage will be utilized and a deeper driveway will be incorporated to allow for the parking of four additional cars.

IV. USES AND DENSITY LEVELS

Density levels are always a topic of discussion with any residential development and are more sensitive with developments of a higher housing density level. Gauge Crossing will have a density of 4.25 homes per acre. Below is a breakdown of the different types of structures and the green space that will be present within the development.

Impermeable Surface (Roads / Driveways) – 1.05 Acres (20.2%)
Home and Garage Footprint (1,500 Square Feet per Lot) - .75 Acres (14.4%)
Open Space (Yards / Detention Area) – 3.4 Acres (65.4%)

The 22 lots governed by this Development Plan will be strictly for single-family residential use. This development is designed to attract good quality homeowners to Willard that take care of their property and lookout for their fellow neighbors.

The lot lying to the North of Proctor Road, Lot 23, is zoned commercial and will most likely be a mixed-use purpose with both a commercial and multi-family element. The current intent is to have a 5,000 square foot retail facility with 1,000 square foot loft apartments on the second level. We feel as though this type of commercial / multi-family development will fit in perfectly with Gauge Crossing and will be a mutually beneficial relationship. We will be actively seeking retailers for this facility and will want it at least 60% pre-leased prior to construction.

V. IMPACT OF DEVELOPMENT

Given the similar density and nature of housing that is surrounding this site, we believe that this development is compatible with the surrounding areas. Single-family residential housing is located directly South of this project across and along New Melville. Multi-family housing is located directly East of the development off of Excalibur, and a variety of commercial development is located to the East as well along Proctor Road and Miller Road. To the West of the development, there is an apartment complex and other commercial development including a care facility, a commercial bank, and an office complex.

VI. MAINTENANCE OF COMMON AREAS

The maintenance of common areas within the District shall remain the responsibility of the developer until turned over to a Homeowner's Association at a later date.

VII. PHASING

This development will NOT be phased and will include the full public improvements to allow for the final platting of 22 single-family residential lots (Lots 1-22) and a mixed-use commercial / multi-family lot to the North (Lot 23). All public improvements have been completed at this time. Once the lots are completed and ready for homes to be built, we estimate a total buildout period of two years.

VIII. VARIANCE FROM STANDARD CODE

- Street Width – The proposed width of Gauge Street is 29' which is 2' feet narrower than the standard width of 31'. This is in order to create a narrower feel that will cause people to drive slower and take more caution when navigating through the neighborhood.
- Lot Dimensions – The width of the lots varies from standard code and will be set at 50'. This is intended to create a "pocket neighborhood" feel that allows for the construction of smaller footprint homes that are in closer proximity to one another.
- Setbacks – The setbacks for the lots vary from standard code and will be as follows:
 - Front Yard Setback – 15 Feet
 - Side Yard Setback – 6 Feet
 - Rear Yard Setback – 25 Feet

IX. CHANGES FROM PRELIMINARY PLAT

The only change from the preliminary plat was the deletion of one residential lot on the South end of the property to allow for additional water detention and green space.

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

Ordinance approving the Final Planned Development for North Meadows. (1st & 2nd Read) Discussion/Vote.

First Reading: 08/10/20

Second Reading: 08/10/20

Council Bill No.: 20-23

Ordinance No.: 200810C

AN ORDINANCE

AN ORDINANCE TO ACCEPT THE FINAL PLANNED DEVELOPMENT OF NORTH MEADOWS SUBDIVISION AS A SUBDIVISION IN THE CITY OF WILLARD GREENE COUNTY, MO.

WHEREAS, on July 23, 2019, the Planning and Zoning Commission of the City of Willard, Missouri, approved the Preliminary Planned Development of North Meadows Subdivision, as a subdivision of the City of Willard; and

WHEREAS, on August 12, 2019, the Board of Aldermen of the City of Willard, approved the Preliminary Planned Development of North Meadows Subdivision; and

WHEREAS, on July 28, 2020, the Planning and Zoning Commission of the City of Willard, Missouri, reviewed the Final Planned Development of North Meadows Subdivision and found it to be in substantial conformance with the Preliminary Planned Development and voted to recommend approval to the Board of Aldermen of the City of Willard.

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 Final Planned Development of North Meadows Subdivision in Willard, Greene County Missouri, as shown by the final plat filed with the City Clerk of the City of Willard, Missouri, is hereby accepted and approved and declared as a subdivision of the City; that the final plat of said property comprises the following real estate to-wit:

All of that part of the final plat of Robertson Estates Phase One, designated as "Reserved for Future Development" as shown on the plat of Robertson Estates Phase One in the City of Willard, Greene County, Missouri LESS AND EXCEPT the following described tract: All that part of the area designated as "Reserved for Future Development" as shown on the recorded plat of Robertson Estates Phase One in the City of Willard, Greene County, Missouri and being more particularly described as follows: Commencing at the Northeast corner of Lot One of Robertson Estates, a subdivision in the City of Willard, Greene County, Missouri, according to the recorded plat thereof; thence, North 87°35'38" West, along and with the North line of said Lot One, a distance of 47.52 feet to an existing fence line and the POINT OF BEGINNING; thence, continue North 87°35'38" West, along and with the North line of said Lot One, a distance of 155.09 feet to the intersection of said North line with an existing fence line; thence, North 00°11'30" East, along and with said fence line, a distance of 2.20 feet to an existing fence corner; thence, South 88°42'25" East, along and with said fence line, a distance of 154.86 feet to an existing fence corner; thence, South 01°22'14" East, along and with said fence line, a distance of 5.22 feet to the intersection of said fence with the North line of said Lot One and the POINT OF BEGINNING, containing 574 square feet, more or less.

Section 2: Upon compliance with all the requirements of this ordinance, the City Clerk is hereby authorized to endorse the Board of Aldermen's approval upon the final plat pursuant to Section 445.030, RSMo.

Section 3: 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.

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

APPROVED BY: _____, Mayor

ATTEST: _____, City Clerk

Approved as to form: _____, City Attorney

MEMBERS OF THE BOARD OF ALDERMEN:

YES

NO

ABSTAINED

1ST READ:

CLARK MCENTIRE

SAMUEL SNIDER

DONNA STEWART

LARRY WHITMAN

SAM BAIRD

MEMBERS OF THE BOARD OF ALDERMEN:

YES

NO

ABSTAINED

2ND READ:

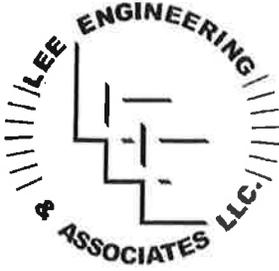
CLARK MCENTIRE

SAMUEL SNIDER

DONNA STEWART

LARRY WHITMAN

SAM BAIRD



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlce@leeengineering.biz

PD – Final Development Plan for

North Meadows Subdivision

A Proposed Subdivision in Willard, Missouri

Project Number 1915

Submitted to:

The City of Willard

July 10th, 2020

Submitted by:

Derek Lee, PE

Engineer

Lee Engineering & Associates, LLC

1200 E Woodhurst, Suite D200

Springfield, MO 65804

(417) 886-9100

Owner/ Developer:

B&T Developments, LLC

Bill Turner

Route 2, Box 2755

Seymour, Mo 65746

(417) 224-3643

1. General Information

- Legal Description – See Final Development Plan sheet
- Preliminary Development Plan approval granted: 8/12/2019
- Total single-family lots: 33
- Total acres: 16.79 ac
 - Residential single-family use: 12.95 ac (77.1%)
 - 2.0 units per acre
 - Non-residential use: 0.00 ac (0.0%)
 - Private open space: 2.42 ac (14.4%)
 - Public right-of-way: 1.42 ac (8.5%)
 - Off-street parking and loading: 0.00 ac (0.0%)

2. Standards for final development plan

Intensity of Development

- 1) Maximum number dwelling units: 33
- 2) Minimum square footage of dwelling units: 1,400 sf
- 3) One Single-family detached dwelling allowed per lot

a. Uses permitted

This PD 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 PD allows for conditional uses permitted in R-1 Single Family Residence District as described in the Willard Municipal Code.

b. Bulk, area and height requirements

- 1) Front Yard Setback: 35' / 25' at cul-de-sac
 - a. Lot 32 and 33 front yard setback 35' from common area line.
- 2) Side Yard Setback: 10' / 15' along Farmer Road
- 3) Back Yard Setback: 35'
- 4) Lot areas shall be as described on the plat
- 5) Lot width: 80' typ. / Lots 1, 2, 3, 14, 15, 16, 17 < 80'
- 6) Maximum lot coverage: 40%
- 7) Dwellings minimum first floor area: 900 square feet
- 8) Maximum structure height for primary structure: 30'
- 9) Maximum structure height for accessory structure: 16'

c. Public facilities

A wood chip nature trail / dog walk will be constructed by the developer and on-going

maintenance will be provided by the home owners association.

d. **Architectural Features/Landscaping Requirements**

- 1) Brick or rock – front side only required
- 2) The two homes that front Farmer Road will be constructed with brick or rock on all sides
- 3) Mailboxes as approved by Willard Postmaster
- 4) Architectural asphalt shingles
- 5) The development will have one tree in each front yard. The tree will be a minimum of 6' tall.

3. Landscape

- Perimeter landscaping: None
 - 3 off-street parking spots are located greater than 50' from public right-of-way. The drive is perpendicular to the right-of-way and does not require perimeter or interior landscaping per section 400.730.B and C.
- Buffer landscaping: None
 - North Meadows is surrounded by R-1 zoning and will be used for residential single-family use only, thus it does not require any bufferyard.
 - Concerning R-1 zoning with school use to the South, it is the intent of 400.750 ["(B) Buffer required when permitted non-residential uses locate adjacent to existing residential uses."] to require the bufferyard to be completed if the proposed use would be non-residential which is not allow for any lots in this subdivision.
- Common area landscaping: 8 canopy trees. See landscape plan. Common area to be complete before the recording of the final plat.
- Landscaping in common area to be owned and maintained by home owners association.

4. Open Space / Common Area

A 2.42 acre common area, located on the northwest section of the property, shall be owned and maintained by the home owners association. 8 canopy trees will be planted along with a 4' wide wood chip walking trail. An access drive and parking area with three parking spaces will be provided to access the trail. The detention basin will be located within the westerly portion of the open space. The entire common area will be utilized as a drainage easement, as reflected in the final plat. Articles and bylaws for the common area are presented in the covenants, conditions, and restrictions (CCRs).

5. CCRs

Covenants, conditions, and restrictions are attached for review and will be recorded. See attached.

6. Utility Plans

As-built on the Final Development Plan sheet is provided locating water mains, sanitary and storm infrastructure, electric, and telephone facilities. Gas service was also installed.

7. Summarization of Changes

No changes have been made to the zoning requirements from the Preliminary Development Plan. The basic layout of the development has remained consistent with the intent of the Preliminary Development Plan for North Meadows. Ownership of the property has changed to B & T Developments, LLC. A portion of lots 29-31 that contains an existing fence will be deeded to the adjoining property owner to the South, thus slightly changing the legal description, reflected on the Final Development Plan and the Final Plat. The detention basin from the Preliminary Plat is still located in the Northwest section of the property but has changed size and dimensions to meet City of Willard stormwater requirements. Stormwater is now conveyed in a pipe between lots 13 and 14 (compared to 12 and 13 on the Preliminary Development Plan). The sanitary sewer runs between Lots 12 and 13 (compared to 14 and 15 on the Preliminary Development Plan). The walking trail now goes around the top of the basin. The common area also added 3 parking spaces to access the walking trail. The building setback for Lot 32 adjusted as well. It now reflects the front yard as the 30' property line connecting to the common area, maintains the new fire service access easement as part of the front yard setback, and contains the appropriate 10' side yard setback and 35' backyard setback. This creates a more buildable area for Lot 32 and maintains all requirements. Brick mailboxes on the architectural features list on the Preliminary Development Report is removed as brick mailboxes are no longer allowed by USPS. Mailboxes will be required to meet current USPS regulations as approved by the Willard Postmaster.

The changes from the Preliminary Development Plan are minor and meant to provide harmonious and coherent site and building design. The PD is consistent with the surrounding developments and continues to meet the intent of the prior approved Preliminary Development Plan by:

- Being in conformance with the intent and spirit of the Willard Comprehensive Plan,
- Utilizing the natural topography for the well-being of the neighborhood with a 4' wood chip walking trail in a large common area,
- Providing 33 single-family lots with an average lot size of 0.39 acres and 2.0 dwelling units per acre (decrease of R-1 requirements),
- Providing more green space than R-1 requirements with a large common area,
- And being located with adequate transportation, police, and fire protection along with providing proper electric, communication, sewer, and storm infrastructure.

8. Proof of Easements and CCRs

All easements to be dedicated with the dedication of final plat.