

First Read:1/26/26
Bill Number:26-02

Second Read:1/26/26
Ordinance Number:260126A

AN ORDINANCE TO GRANT THE VOLUNTARY PETITION BY THE PROPERTY OWNER, BIRD REAL ESTATE, LLC, TO ANNEX CERTAIN PROPERTY CONTAINING 36.19 ACRES WHICH ARE CONTIGUOUS, COMPACT AND ADJACENT TO THE EXISTING CITY LIMITS OF THE CITY OF WILLARD, GREENE COUNTY, MISSOURI AND TO ANNEX SAID PROPERTY TO EXTEND THE CITY LIMITS OF WILLARD, MISSOURI.

WHEREAS, pursuant to Section 71.012 of the Revised Statutes of Missouri, a property owner of property that is contiguous and compact to the existing corporate limits of a Willard, Missouri (City) may file a notarized petition to annex their property into the City; and

WHEREAS, on _____, 202_, Bird Real Estate, LLC ,the owner of property located on Farm Road 76 consisting of 36.19 acres which is in the unincorporated area of Greene County and is contiguous and compact to the existing corporate limits of the City filed a notarized petition to voluntarily annex their property into the City of Willard, Missouri; and

WHEREAS, pursuant to Section 71.012, when a notarized petition is properly filed with the City for voluntary annexation, the Board of Aldermen (Board) must hold a public hearing concerning the matter no less than 14 days nor more than 60 days after the petition for voluntary annexation is filed; and

WHEREAS, the City must hold a public hearing at least 7 days after notice of the hearing; and

WHEREAS, the City must publish the notice of the public hearing in a newspaper of general circulation qualified to publish legal matters and located within the boundary of the City, or if none exist, then the newspaper must be a qualified newspaper nearest to the City; and

WHEREAS, the City published notice of the hearing beginning on December 22, 2026 in The Daily Events, a qualified newspaper; and

WHEREAS, the City held the public hearing as notified at City Hall at 224 W. Jackson Street, Willard, Missouri at or about 6:00 pm; and

WHEREAS, at the public hearing, testimony and evidence was received by the Board from the public after presentation by the City staff regarding the notarized petition filed for voluntary annexation; and

WHEREAS, the City waited at least fourteen days after the Public Hearing for written objections to the proposed annexation; and before the first and second reading for the passage of this ordinance; and

WHEREAS, no written objections to the annexation of at least five percent of the qualified voters of the City were filed; and

WHEREAS, the City has confirmed after review that the petitioned property is contiguous, compact and adjacent to City limits, and

WHEREAS, the Board found that the installation of utilities to said property will provide added fire protection and availability of water to existing residence, and

WHEREAS, the subject property on Farm Road 76 is more particularly described as:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE N02° 00'41"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1322.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S87° 59'31"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1012.77 FEET TO THE WESTERLY RIGHT- OF-WAY LINE OF U.S. HIGHWAY 160; THENCE ALONG THE WESTERLY RIGHT- OF-WAY LINE OF U.S. HIGHWAY 160 THE FOLLOWING SEVEN COURSES: SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09° 01' 14", A RADIUS OF 5569.58 FEET AND A CHORD OF 875.96 FEET BEARING S13 ° 07'33"E, AN ARC DISTANCE OF 876.87 FEET; S22° 33'00"E, 100.30 FEET; SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03° 09'18", A RADIUS OF 5594.58 FEET AND A CHORD OF 308.03 FEET BEARING S06° 02'28"E, AN ARC DISTANCE OF 308.07 FEET; S38° 29'34"W, 58.95 FEET; N87° 54'44"W, 122.92 FEET; S72° 06'17"W, 46.82 FEET; AND S02° 05'16"W, 16.95 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N88° 02'49"W ALONG SAID SOUTH LINE, 1124.34 FEET TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

WHEREAS, the Board of the City determined after discussion and research as to advisability, need and feasibility of the acquisition of land located in Greene County,

Missouri, and,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: That a notarized petition for voluntary annexation was filed by the owner, Bird Real Estate, LLC, for property consisting of 36.19 acres on Farm Road 76 which is in the unincorporated area of Greene County with the City of Willard, Missouri on

_____.

Section 2: That the subject property on Farm Road 76 is more particularly described as:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE N02° 00'41"E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1322.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S87° 59'31"E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1012.77 FEET TO THE WESTERLY RIGHT- OF-WAY LINE OF U.S. HIGHWAY 160; THENCE ALONG THE WESTERLY RIGHT- OF-WAY LINE OF U.S. HIGHWAY 160 THE FOLLOWING SEVEN COURSES: SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09° 01' 14", A RADIUS OF 5569.58 FEET AND A CHORD OF 875.96 FEET BEARING S13 ° 07'33"E, AN ARC DISTANCE OF 876.87 FEET; S22° 33'00"E, 100.30 FEET; SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03° 09'18", A RADIUS OF 5594.58 FEET AND A CHORD OF 308.03 FEET BEARING S06° 02'28"E, AN ARC DISTANCE OF 308.07 FEET; S38° 29'34"W, 58.95 FEET; N87° 54'44"W, 122.92 FEET; S72° 06'17"W, 46.82 FEET; AND S02° 05'16"W, 16.95 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N88° 02'49"W ALONG SAID SOUTH LINE, 1124.34 FEET TO THE POINT OF BEGINNING.

(BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

Section 3: That the Clerk of the City of Willard published Notice of the Public Hearing for Voluntary Annexation as required by the state of Missouri beginning on December 22, 2025 in The Daily Events , a qualified newspaper.

Section 4: That the Clerk of the City of Willard included in said Notice that a

Public Hearing would be held, which was open for comment by the general population of the City of Willard.

Section 5: That the Public Hearing was held on January 12, 2026, at Willard City Hall at 224 W. Jackson Street, Willard, Missouri at or about 6:00 pm.

Section 6: That there were no written filings of objection by least five percent of the qualified voters of the City within fourteen days after the public hearing.

Section 7: That the Board of Aldermen was found that the annexation is reasonable and in the best interests of the City of Willard, Greene County, Missouri.

Section 8: The property legally described in Section 2 of this Ordinance is annexed within the corporate limits of the City of Willard, Missouri.

Section 9 : Following the passage of this ordinance annexing the property made and voted on by the Board of Aldermen, the City Clerk shall forward certified copies of this annexation to the Clerk of Greene County, Missouri.

Section 10: All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed. This ordinance shall be in full force and effect from and after the date of its passage, and entry by resolution of its adoption by the Board of Aldermen and its approval by the Mayor.

READ TWO TIMES AND PASSED AT A MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, ON THE 26TH DAY OF JANUARY, 2026.

MEMBERS OF THE BOARD OF ALDERMEN

YES

NO

☐☐

Casey Biellier- Ward I

☐☐

Jeremy Hill- Ward I

☐☐

Joyce Lancaster- Ward II

☐☐

David Keene- Ward II

☐☐

Rachel Mathison- Ward III

☐☐

Carol Wilson - Ward III

APPROVED BY:

Troy Smith - Mayor

ATTEST

SEAL

Courtney Myers - City Clerk