



CITY OF WILLARD

BOARD OF ALDERS REGULAR MEETING

January 12, 2026 at 6:00 PM

Willard City Hall, 224 W. Jackson St., Willard, MO

MINUTES

Staff Present: City Administrator Wesley Young, City Attorney Holly Dodge, City Clerks Rebecca Hansen and Courtney Myers, Chief Financial Officer Genia Mount, Planning and Zoning Director Mike Ruesch, Project Manager Steve Bodenhamer, Police Officer JD Landon

Citizens Present: Larry Whitman, Trudy Smith, Craig Baird, Ann Wester, Tim Wheelan. Several other residents were in attendance but did not sign in.

PLEDGE OF ALLEGIANCE

Mayor Smith led the Pledge of Allegiance.

CALL THE MEETING TO ORDER

Mayor Smith called the meeting to order at 6:00 pm and asked the City Clerk to conduct the roll call.

ROLL CALL

City Clerk Courtney Myers conducted the roll call.

Present: Mayor Troy Smith, Casey Biellier, Jeremy Hill, David Keene, Joyce Lancaster, Carol Wilson

Absent: Rachael Mathison (Jeremy Hill arrived at 7:00)

Courtney Myers confirmed that a quorum was present.

2. AGENDA AMENDMENTS/APPROVAL OF AGENDA

Mayor Smith asked for a motion to approve the agenda, Motion was made by Alder Keene and seconded by Alder Biellier, Motion carried with a 4-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, and Wilson

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. 12-22-25 BOA MEETING MINUTES

B. 1-7-2026 BOA/PARK BOARD WORK MEETING MINUTES

C. DEC/JAN CURRENT OUTSTANDING INVOICES, CHECKS AND DRAFT PAID INVOICES

D. 2025 BOARD ATTENDANCE REPORT

Mayor Smith asked for a motion to approve the consent agenda, Motion was made by Alder Biellier and seconded by Alder Keene. Motion carried with a 4-0 vote. Voting Aye: Alders Biellier, Keene, Lancaster, and Wilson

4. CITIZEN INPUT

Trudy Smith – Lives right on the corner of 76, more traffic, rumor of church in her front yard, expressed concern about excess of trash, traffic and noise.

Craig Baird – emailed he is opposed to this development traffic flow will change.

Ann Wester – Concerned about lights coming into her house from the church parking lot.

Planning Director Mike Ruesch responded that the landowner has been open to landscaping space, creating entrances so cars aren't facing their doors and windows.

Tim Wheelan – Pro's Church vs Store, Con's Annex of property making it real, maintenance of road becoming an issue with speed.

5. PUBLIC HEARING TO ANNEX PARCEL 0722400036 -

Public Hearing was opened at 6:03 pm

Planning Director Mike Ruesch gave a brief description of the land which may be annexed. He has been working with county regarding parcel 36.19 acres to annex into the city, rezoning 7.85 acre adjacent to the city limits, utilities required, water connection creates 10" water line, running 2200 feet to the end of the parcel and fire hydrant, easement for roadway improvements. Moving city limits west of 160 to the far side of Farm Rd 76 to encompass the land in question

6. ECONOMIC DEVELOPMENT POLICY DEVELOPMENT PRESENTATION

Attorney Lindsey Collin of Lauber Municipal Law presented on formulating the City's Economic Development Policy – She recommended beginning with the needs of the community: developing goals, restore Historic buildings and sites, additional store options, restaurants, fast food, activities, family entertainment. Amenities, Hotel (close to airport) anchoring incentive, commercial for tax revenue, job creation. What barriers are creating roadblocks for development, space and Developers interest. Projects identified in terms, Short-term 1-3 years, Mid-term 5-10 years, Long-term 10-20 years. Wes talked about sewer shortage, infrastructure, incentives from city/development, school, and fire.

7. PROJECT MANAGER REPORT

A. SANITARY SEWER UPDATE (7 MIN)

Project Manager Steve Bodenhamer gave updates on the 94 lift station upgrade with financing by Piper Sanders. The City continues to research lease options or COP. JD Wallace, LLC contract will be proceeding immediately; a preconstruction meeting January 20th with work starting Feb 2nd 2026 The Meadows connection is due to be completed in 180 days.

8. RESOLUTIONS

A. A RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, DESIGNATING A CIVIL RIGHTS COORDINATOR (5 MIN)

City Administrator Wes Young – with Dona retiring, the City will transfer the role of Civil Rights Coordinator to the City Clerk, which will keep the City eligible for certain federal funding and better help us to serve our residents.

Mayor Smith asked for a motion to approve the resolution. Motion was made by Alder Biellier and seconded by Alder Hill. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Wilson.

B. A RESOLUTION OF THE BOARD OF ALDERS OF THE CITY OF WILLARD MISSOURI TO APPOINT A NEW CHIEF FINANCIAL OFFICER.

Wes – succession plan for the Chief Financial Officer, Paying the budgeted amount.

Mayor Smith asked for a motion to approve the resolution. Motion was made by Alder Hill and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Wilson.

City Clerk Courtney Myers gave the Oath of Office to Genia Mount, who will now serve as Chief Financial Officer for the City of Willard.

9. ORDINANCES

A. AN ORDINANCE OF THE BOARD OF ALDERS OF THE CITY OF WILLARD, MISSOURI, AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH JD WALLACE CONTRACTING, LLC FOR THE MEADOWS REGIONALIZATION TRUNK SEWER (FIRST AND SECOND READ) (5 MIN)

Steve – Meadows regionalization trunk sewer project requires approval to go into contract with JD Wallace, LLC.

Mayor Smith asked for a motion to approve the First Read of the ordinance. Motion to approve a First Read was made by Alder Lancaster and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Wilson.

Motion to continue to a Second Read was made by Alder Hill and seconded by Alder Biellier. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Wilson.

Mayor Smith asked the clerk to read the ordinance for a second time. Motion to approve the Second Read was made by Alder Keene and seconded by Alder Biellier. Motion carried/ordinance approved with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Wilson.

B. AN ORDINANCE TO ANNEX CERTAIN PROPERTY CONTIGUOUS, COMPACT AND ADJACENT TO THE EXISTING CITY LIMITS OF THE CITY OF WILLARD, GREENE COUNTY, MISSOURI. PROPERTY OWNER IS CITY OF WILLARD, CONTAINING 36.19 ACRES (FIRST READ) (5 MIN)

Ordinance verbiage corrections, postponed until the next BOA meeting.

Mayor Smith asked for a Motion to approve postponing the First and Second read until the next BOA meeting, Motion to approve a postponing was made by Alder Hill and seconded by Alder Lancaster. Motion carried with a 5-0 vote. Voting Aye: Alder Biellier, Hill, Keene, Lancaster and Wilson.

10. CITY ADMINISTRATOR REMARKS

Wes will be in Jefferson City to discuss legislation and sewer project needs for Willard. Website cleanup, parks board to start recording meetings, high convenience fees hope to be addressed with new software in the coming year and health insurance presentation likely upcoming.

11. NEW BUSINESS

none

12. UNFINISHED BUSINESS

none

13. RECESS OPEN SESSION

Alder Biellier motioned to recess Open Session and enter Closed Session. Motion was seconded by Alder Hill. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene Lancaster, and Wilson.

Open Session was recessed at 7:40 p.m.

14. OPEN CLOSED SESSION PURSUANT TO RSMO SECTION 610.021 (1) LEGAL 7:45

15. CALL THE MEETING TO ORDER

16. ROLL CALL

17. CLOSE THE CLOSED SESSION AND RECONVENE THE OPEN SESSION

18. ADJOURN MEETING

Motion was made to adjourn the meeting by Alder Keene and seconded by Alder Hill. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene Lancaster, and Wilson.

If you have special needs which require accommodation, please notify personnel at the City Hall. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at 417-742-5302.

Courtney Myers, City Clerk