



CITY OF WILLARD

BOARD OF ALDERS REGULAR MEETING

July 13, 2026, at 6:00 PM

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

MINUTES

Staff Present: City Attorney Holly Dodge, City Clerk Courtney Myers, Planning and Zoning Assistant Tammy Swisher, CFO Genia Mount, Project Manager Steve Bodenhamer, Police Chief Tom McClain and Police Officer JD Landon.

Citizens Present: Steve Cobb, Phil Coakley, Brenda Hyde, Gatha Fox, Mel Eakins, Darla Johnson, Halli and Colton Weinmann, Olivia Dupuy, Nolan Bird, Jacob Dean.

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.

1. ROLL CALL

City clerk Courtney Myers conducted the roll call. Present: Mayor Troy Smith, Casey Biellier, Jeremy Hill, David Keene, Joyce Lancaster, and Rachel Mathison.

Absent: Carol Wilson

Courtney Myers confirmed that a quorum was present.

2. AGENDA AMENDMENTS/APPROVAL OF AGENDA

Item 7E postponed

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

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. BOARD OF ALDERS MEETING MINUTES 07/06/2026

B. BOARD OF ALDERS ATTENDANCE REPORT

C. PREVIOUS MONTH'S PLUS THE CURRENT MONTH'S OUTSTANDING INVOICES. CHECKS AND DRAFT PAID INVOICES

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

4. CITIZEN INPUT

A. CITIZEN INPUT

Halli Weinmann spoke against flock cameras, Phil Coakley spoke in favor of flock cameras, Brenda Hyde asked about the McDonalds subdivision, Colton Weinmann spoke against flock cameras, Darla Johnson spoke about the parking lot that has gone up for sale downtown across from Darla's Diner and outside seating at the Diner. Nolan Bird spoke against the flock cameras.

5. PUBLIC HEARING FOR (6:31)

A. PLAT AMENDMENT FOR BRAYFIELD ESTATES

Tammy Swisher advised this is for a Plat amendment of the location at 504 & 506 AB Highway, combining four lots into one.

B. REZONE OF PROPERTIES LOCATED AT 504 & 506 S HWY AB

Tammy Swisher advised this is for the rezone for the location 504 & 506 AB Highway, rezoning the lot from R-3 to mixed use so the complex can add an office building on site.

C. MCDONALD'S WILLARD SUBDIVISION

Tammy Swisher advised this is for the creation of a subdivision for the new McDonalds location, preliminary approval of the Plat located at 516 E. New Melville Rd.

6. PROJECT MANAGER REPORT

A. SANITARY SEWER UPDATE (STEVE BODENHAMER) (7MIN)

Project Manager Steve Bodenhamer updated on the Meadows and 94-lift station progress.

7. ORDINANCES

A. ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE PLAT AMENDMENT OF THE BRAYFIELD ESTATES PROPERTY LOCATED AT 504 & 506 HIGHWAY AB IN WILLARD, MISSOURI COMBINING FOUR LOTS INTO ONE. (first and second read)

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

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

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

B. ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE REZONE OF THE PROPERTY LOCATED AT 504 & 506 HIGHWAY AB IN WILLARD, MISSOURI FROM MULTI-FAMILY RESIDENCE DISTRICT (R-3) TO MIXED USE DISTRICT (MU). (first and second read)

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

Motion to continue to the 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 Mathison.

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

C. ORDINANCE OF THE BOARD OF ALDERMEN APPROVING THE CREATION OF THE NEW SUBDIVISION, MCDONALD'S WILLARD SUBDIVISION AND THE PRELIMINARY APPROVAL OF THE PLAT FOR THE AREA LOCATED AT 516 EAST NEW MELVILLE ROAD IN WILLARD, MISSOURI. (first and second read)

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

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

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

D. ORDINANCE OF THE CITY OF WILLARD, MISSOURI, GRANTING A FRANCHISE TO OPERATE A NATURAL GAS DISTRIBUTION SYSTEM WITHIN THE CITY TO SPIRE MISSOURI INC. (first and second read)

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

Motion to continue to the 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 Mathison.

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

E. ORDINANCE OF THE CITY OF WILLARD, MISSOURI, REGULATING THE PLACEMENT OF TEMPORARY SIGNS WITHIN PUBLIC RIGHTS-OF-WAY AND AUTHORIZING THEIR REMOVAL. (first and second read)

Postponed, wording in the Ordinance.

8. NEW BUSINESS

Rachel Mathison suggested we consider uploading the meeting agendas to the FB Information page. Joyce asked about an update on the traffic issues in the Fox Creek subdivision.

9. UNFINISHED BUSINESS

10. 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 Mathison. Open session recessed at 7:02 p.m.

11. OPEN CLOSED SESSION PURSUANT TO RSMO SECTION 610.021 (1) LEGAL (3) PERSONNEL (7:10 p.m.)

12. CALL THE MEETING TO ORDER

13. ROLL CALL

14. CLOSE THE CLOSED SESSION AND RECONVENE THE OPEN SESSION

15. ADJOURN MEETING

Motion was made to adjourn the meeting by Alder Keene and seconded by Alder Lancaster. Motion carried with a 5-0 vote. Voting Aye: Alders Biellier, Hill, Keene, Lancaster, and Mathison. Meeting adjourned at 7:56 p.m.

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