

City Administrator  
*Brad Ratliff*

City Clerk  
*Josette Poirier*

City Attorney  
*Reid F. Holbrook*

Business Office  
*Trudy Prickett*



Municipal Offices – 250 S. Main St., Peculiar, MO 64078  
Phone: 816.779.5212 Facsimile: 816.779.1004

City Engineer  
*Carl Brooks*

Chief of Police  
*Harry Gurin*

City Planner  
*Cliff McDonald*

Parks Director  
*Nathan Musteen*

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November 15, 2012

Attached are the items for agenda action for November 19, 2012.

### Consent Agenda

The consent agenda will reflect:

- A. Approval of the Draft Minutes of Oct. 15, 2012 BOA Meeting.*
- B. Approval of the Draft Minutes of Nov. 5, 2012 Work Session Meeting*
- C. Approval of the Agenda*
- D. Approval of September Park Board Minutes*

**Employee of the Month Presentation – Bill England I-** Bill has been very instrumental in the upgrades at the sewer plant and the sewer project. This past month many meetings, inspections and work were being completed. Bill was supposed to be on PTO but due to the contractor changing his schedule Bill changed his and came in when he could have been off. Bill takes full ownership and pride in the waste water treatment of Peculiar. We are thankful for his dedication to the City's system.

**Mayors Appointment - Park Board – Michael Hedrick**

### Unfinished Business:

None at this time...

### New Business:

- A. Bill No. 2012-45 An Ordinance Of The City Of Peculiar, Missouri Amending Peculiar Municipal Code Sections 140.110 And 710.070; And Updating The Address Of City Hall.**
- B. Resolution No. 2012-53 A Resolution Of The Board Of Aldermen Of The City Of Peculiar, Missouri Authorizing The Mayor To Execute A Contract With Larkin Engineers For Professional Services For A Proposed Water Rate Study And A Five-Year Capital Improvement Program For The City Of Peculiar, Mo**
- C. Resolution 2012-45 A Resolution Of The Board Of Aldermen Of The City Of Peculiar, Missouri Authorizing the Mayor Of Peculiar To Enter Into Agreement With Govdeals, Inc. To Allow On-Line Auction Services For The Sale Of Surplus Items.**

## **Executive Session:**

None at this time....

## **OTHER ACTIVITIES AND DEVELOPMENTS AROUND THE CITY**

**Chamber First Friday Coffee:** – Friday, November 16, 2012 TC Heating and Cooling is the host at Brierly Hall.

**Mayor's Christmas Tree Lighting** – December 1, 2012, 6pm at Brierly Hall

**City Christmas Party** – December 14, 2012, 6:30pm this is the annual City appreciation dinner for the elected, appointed, contracted and employed for the City. It will be at Hoots Hollow Golf Course, 20800 E. 215<sup>th</sup> Street, Pleasant Hill, MO

**City Hall Community Room** – This room has gotten very popular in our community as well as other agencies across the area. MODOT has used it for I-49 meetings, next year all Chamber of Commerce Meetings will be here, CCCED has used it for economic meetings and recently used it for the real estate expo. There are several other groups that have inquired and will be utilizing the space. This we feel is a great opportunity for Peculiar

### **New Hires**

- Nathan Musteen was hired as the Parks and Recreational Director for the City of Peculiar. He started on November 13. Nathan comes to us from Raymore's Parks and Rec. where he worked for more than 10 years.
- Clifford McDonald was hired as the City Planner. Cliff has a vast experience in municipal government where he worked as the Planning and Zoning Director, Codes Director and Public Works Director over his 8 years at Greenwood, MO and 10 Years at Unity Village.

### **Police IT Hardware Updated**

I.T. has replaced 2 computers for the officers work stations. The new computers work well with the existing reporting software presently used by the department.

### **Police Finger Printing**

The police department is now taking fingerprints for those cases required by the municipal court. The prints are taken in the conventional ink/paper style and sent to the Missouri Highway Patrol for entry into the national fingerprint system. In the near future the prints will have to be done electronically at the station and sent electronically for national entry.

### **Codes Dept.**

- Issued 6 construction permits that include: 2 re-roof permits, 1 street cut, 1 deck, 1 electric, and 1 new Single Family Residence (Mr. Dobson) in Centennial Farms Subdivision.
- 36 Notices of Violation issued, including: 13 tall weed and grass, 12 Right-of-Way maintenance, 3 motor vehicle, 4 parking in front yard, 3 unauthorized driveway violations and 1 accessory structure.
- Completed two Temporary Use Permits for local nonprofits: DPACD and the thrift store in Sanders Center.
- Completed Public Safety Inspections for the new Wine and Cheese business on Broadway.

- Worked with Mr. Dobson on the plan review for his new house to ensure compliance with the safe room provision of the municipal code.
- Worked with Mr. Bailey on the plan review for installing solar panels on top of the community bank.
- Spoke with Elmwood owners to address excessive smoke issues. Elmwood will be converting to gas fired boilers (instead of wood fueled) to eliminate smoke and visibility issues.
- Met with Fire Marshal to coordinate inspections of the Lucile Donut and Diner opening soon.
- Met with Mr. Bailey and Mr. Swan to discuss Zoning Code allowing farm animals in AG zone and rezoning of a property to AG.

### **Planning Commission**

The Planning Commission is scheduled to meet on December 13<sup>th</sup>, 2012 and conduct a Public Hearing for the review and discussion of SECTION 400, Division 5, Safe Rooms, of the City's Zoning Ordinance and District "AG" Agriculture and Section 400.370 District "R-E" Residential Estate of the Peculiar Municipal Zoning Code to add a Special Use Permit to allow the raising and breeding of a maximum number of animals per 2.5 acres.

### **Economic Development**

The City of Peculiar hosted a Cass County Economic Development program on November 15<sup>th</sup>, 2012. Seven surrounding Cities attended the event to promote Cass County to potential Developers and investors.

### **Sanitary Sewer Improvements Project**

A monthly project progress meeting was held on November 1, 2012.

During the past 30 days, the City received the Missouri Department of Natural Resources construction permit for the project. Yeah! In addition, the Contractor, Engineer and Owner have conducted the substantial completion walk-through of the project electrical equipment and SCADA control equipment on Friday, November 9<sup>th</sup>. The initial "Punch List" of items to be completed and/or corrected has been prepared by the Engineer. The majority of those punch list items must be completed and/or corrected before we issue the Substantial Completion of the work completed at the Wastewater Treatment Plant, East Lift Station and C Hwy Lift Station.

Pay estimate No. 6 has been received in the amount of over \$158,000 for electrical and instrumentation work completed. The total amount completed and stored material to date is \$1.6M. The percent complete of the project, including materials stored, is at 89 percent.

Three properties continue in the condemnation process. On Wednesday, November 14, 2012, the three persons to conduct independent appraisals of the three subject properties meet on each site for evaluation. The judge is to receive the independent appraisals no later than November 19, 2012. Once the judge confirms the easement acquisition amount, city staff can write a check to the county clerk and the city has the easement; and the contractor may begin work on the force main project. The contractor is planning to start on the force main project on or about the first of December. In addition on the gravity line, the city's attorney advises that the geotechnical engineer may begin investigation and soil borings on the gravity line after the easement(s) is obtained.

### **Sanitary Sewer Backup**

One back-up to report, 21805 Peculiar Dr. Actually we need to add to our CIP list of projects to install approximately 250 feet of 8-inch sewer pipe, two manholes to connect to these three properties to Bradley's crossing. Estimate \$21K.

### Eagle Scout Projects

City staff is working on the verification of ownership of the abandoned and former St. Louis and San Francisco Railroad right-of-way from Sioux Chief to 203rd Street along Peculiar Drive.

The Veteran's Wall of Honor around the flagpole at McKernan Park was completed and a ceremony was held on Veteran's Day.

### The Asphalt Mill and Overlay Project

With the remaining capital street budget from FY 2011-2012, City staff had provided a dust free surface on 233<sup>rd</sup> Street from C Hwy to the east city limits, and added an asphaltic pavement maintenance Reclamite to extend the pavement life of the asphalt on Schug Ave., from C Hwy to Summerskill and Summerskill from Schug Ave to Peculiar Dr. Estimated cost was \$12K.

### Public Works

This past month:

1. **Water Main Repairs:** There have been 2 water main repairs in the last 30 days.
  - a. 12300 E 233rd St. – 15.5 Man Hours – Loss of 19,404 gallons
  - b. 112 Belinda Circle – 19 Man Hours – Loss of 48,228 gallons
2. **Activities:** The public works field crew has conducted the following activities in addition to daily activities such as water service orders, mowing, etc....
  - a. **Water:**
    - i. Completed 46 locate requests.
    - ii. Painted fire hydrants in City.
    - iii. Replaced stolen caps on fire hydrants.
    - iv. Reviewed 2011 DNR inspection.
    - v. Observed the installation of new soft start.
    - vi. Conducted re-reads for 51 residents that are not picked up by our remote reading system.
    - vii. Conducted reads for billing department.
    - viii. Installed 2 one inch meters at Peculiar Bank.
  - b. **Storm:**
    - i. Cleaned out pipe culverts and low water bridges after rain.
  - c. **Streets:**
    - i. Rolled millings on 233<sup>rd</sup> Street.
    - ii. Swept up sand on Schug and Summerskill.
    - iii. Applied 5 tons of cold patch on City Roads.
    - iv. Provided traffic control for Reclamite oil on 233<sup>rd</sup> Street.
    - v. Removed several dead animals from right of way.
    - vi. Applied sand on Schug and Summerskill after Reclamite application.
    - vii. Cleaned up fallen limbs from weakened trees.
    - viii. Set up traffic control, help with clean up and operations of Harvest Moon.
    - ix. Identified, and ordered 2 stolen lids at Fox Den.
  - d. **Parks:**
    - i. Grade, seed, and straw dirt at Raisbeck Park.
    - ii. Removed 250 tons of dirt from Raisbeck Park and transferred to Salt Shed.
  - e. **Facilities:**
    - i. Hung pictures, clocks in City Hall.
    - ii. Installed shelves on southeast wall in vault room.
    - iii. Inspected, repaired, and put up lights on Parsonage and on Briely Hall.
    - iv. Installed Shelves in City Hall basement filing room.
    - v. Set up for and cleaned up Trash Days.
    - vi. Installed new lights on water tower star.
    - vii. Installed new conduit on water tower for Batt's communications.

- viii. Picked up tables from Jefferson City for City Hall basement.
- ix. Picked up tools and cabinets for Public Works and City Hall respectively.
- f. **Sewer:**
  - i. Transported and unloaded 4 pallets of lime for Sewer Department.
- g. **Maintenance:**
  - i. Inspected, repaired, replaced, and maintained equipment for snow removal season.
  - ii. Repaired John Deere 757 lawn mower.
  - iii. Serviced Public Works Vehicles.
  - iv. Replaced tires on Public Works Colorado
- h. **After Hours Call-in:**
  - i. Two Water Main Breaks (above).
  - ii. SCADA System not working properly (resolved).
  - iii. HAZMAT spill near Flying "J".
  - iv. Roof leak at Annex Building.
- i. **Income Earned:**
  - i. Approximately \$900.00 turned in to business office earned from recycling.

### **Kansas City, Missouri Water Services Department**

City staff (David Shrout) was voted back in as one of the Directors. We will be meeting with Kansas City Water Services Department to offer input to the Cities COS (Cost of Service) study for the upcoming year. In the past, we have asked for clarification on some of their line items and were able to keep the wholesale water costs down.

### **Cass County Water District No. 2 Telemetry Project**

Cass County Water District No. 2 has advised that the Contractor should be Substantially Complete within the next day or two with the SCADA project. The City contacted Cass County Water District No. 2 regarding and requesting the final numbers for project for the city's portion of the project. Cass County Water District No. 2 Engineer has advised that the city's cost for the new master meters and telemetry would be \$39,026.00. \$30K is in the current year's budget.

### **MoDOT C Hwy and Main Street**

Asphalt overlay from west end of 71 Hwy bridge along C Hwy south to southern city limits was completed.

### **MoDOT Highway 71 and 211<sup>th</sup> Street Interchange Cost Share Project**

Bonds for the city's portion of the design, right-of-way and utility relocation have been approved by the Mayor and Board of Aldermen. The fee for the scope of engineering for the project provided by MoDOT is \$1.4M. The engineering contract between MoDOT and GBA has been executed, and the Notice to Proceed to the Engineer has been issued. The project kick-off meeting with MoDOT, GBA and City staff was held on Tuesday, November 12<sup>th</sup>

### **GRANTS**

Two grants were completed by Public Works; 1) MoDOT Safe Routes to School requesting \$128,374.50 for a sidewalk along E. Broadway from C Hwy to E. 3<sup>rd</sup> Street; and 2) MoDOT Transportation Enhancement requesting \$393,000.00 for a sidewalk and an all- purpose trail along the proposed 211<sup>th</sup> Street from Peculiar Dr. to School Rd. Both grants were submitted on November 5, 2012.

### **Reclassification of City Streets**

211<sup>th</sup> Street is now considered to be a "collector" as well as School Rd. Other major arterials to be considered through the City's "Micro PAVER Program".

### **Missouri Rural Water Association Legislation Meeting**

MDNR guidelines are still in the comment stage but moving towards becoming regulations. The Attorney General ruled Guidelines cannot be enforced they must be regulations. There will be a lot of watching on last year's bill by Fire Departments and Fire Districts giving them the ultimate authority over new water construction. This bill can put a financial impact on water providers. MDNR is taking an active role about another entity having authority over them. Prevailing wage may come up again this year. The school districts are starting to take an active role concerning the additional costs prevailing wage adds to projects. One Call is asking for tilling to be added to their list. If they do, whenever a farmer works his fields or homeowners work in their yards and gardens they will be required to call Dig-rite. This will put added costs on all cities.

### **TRI-County Water District**

Tri-County is looking at supplying water to Jackson #1 in Grandview and Jackson #2 in Raytown. The City of Blue Springs expressed an interest on being included in the new project. They presented their 2013 budget which included 2 new positions. The rates will need to be increased to \$1.86 per 1,000 gallons. In 1993 when Tri-County was formed rates were \$1.33 per 1,000 gallons. City staff asked John Overstreet, Tri-County General Manager about the possibility of the City of Peculiar purchasing water from Tri-County. We hope to get together before the end of the year.

### **Fox's Den Subdivision**

We still awaiting receipt of the three year maintenance bonds from the developer/owner.

### **Bradley's Crossing Subdivision**

Due to the change in ownership of the property, a re-plat of Bradley's Crossing – Industrial Phase 1 Replat of Lot 6 will be required.

### **Peculiar Monument Sign Project**

No progress to report.

### **Park Board**

The Park Board met on November 13, 2012. The Park Board welcomed the new Park & Recreation Manager Nathan Musteen. The Mayor has received an additional application to the Park Board.

### **City Hall Annex Building**

The contractor, Bob Frazier Roofing Company, Inc. started work on the roof on November 1, 2012.

### **Storm Water Phase I Improvements**

The citizen petition has been completed by Gilmore & Bell our bond counsel, and the petition is ready to be circulated by the two volunteers.

### **New City Hall Projects**

No additional progress to report other than what is mentioned above. The grand opening was held October 25<sup>th</sup> it was well attended with about 100 people in attendance.

### **Ground Water Storage Tank**

The maintenance improvements to the ground water storage tank project should be re-advertised soon and competed in the spring of 2013. The tank has been tested and results of the TCLIP tests are within acceptable limits and below the maximum allowable limits. The CIP budget amount for the project is \$100,000, and is planned to be carried over into FY 2012-13.

On September 25<sup>th</sup>, both Ground Water Storage Tank pumps failed. The service calls and cost to install one new "soft start" and panel enclosure, with start-up, testing and check was more than \$5K. The cost for a new

pump will be nearly \$8K. Final numbers will not be known until the pumps can be pulled, disassembled, inspected and the determination of what repairs for the pumps will be required.

**Smart Lights for Smart Cities**

The project is moving forward with a lot of positive feedback. The City of Independence is replacing all of their existing high pressure sodium (HPS) lights with Light-Emitting Diode (LED) street lights. The costs have dropped, when the project started LED lights were \$375 to \$700 per light but in the last 18 months cost have come down to \$100 to \$150 per light, about the same as HPS lights. They would like any feedback positive or negative from anyone.

Respectfully,



Brad Ratliff  
City Administrator

**Peculiar City Board of Aldermen Meeting Minutes  
October 15, 2012**

A regular meeting and public hearing of the Board of Aldermen of the City of Peculiar, Missouri, was held in the Council Chambers in City Hall at 6:30 p.m. on Monday, October 15, 2012. Mayor Ernie Jungmeyer called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following aldermen responded to roll call:

Michael Gallagher, Homer Dunsworth, Veronika Ray and Donald Turner with Holly Stark- absent and Bob Fines arriving at 6:45pm.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Engineer Carl Brooks, Business Office Coordinator Trudy Prickett, Chief of Police Harry Gurin, and City Clerk Josette Poirier.

**Consent Agenda**

- A. Approval of the Draft Minutes of Sept 24, 2012 BOA Meeting.**
- B. Approval of the Draft Minutes of Oct 1, 2012 Work Session Meeting**
- C. Approval of the Agenda**
- D. Approval of Resolution 2012-51 Janitorial Services Contract for 2012-2013**

Alderman Turner addressed the minutes of Oct. 1<sup>st</sup> as to lighting in Mayor's park and who's responsible for the light. The Mayor recommended that it be changed to staff noted who would be responsible for the light.

A motion to approve Consent Agenda as presented from Alderman Ray, second from Alderman Turner, the Consent Agenda was approved by a unanimous voice vote

**Employee of the Month Presentation** - City Administrator Brad Ratliff – acknowledged Steve Spencer as employee of the month for September

**Proclamation for Domestic Violence Awareness Month** a motion to approve this proclamation from Alderman Turner, second from Alderman Dunsworth, the proclamation was approved by a unanimous voice vote

**Mayor Appointment – Kacey King to the Park Board** – After a brief introduction, Resolution 2012-52 a motion to approve Kacey King to the Park Board from Alderman Ray, second from Alderman Dunsworth, the resolution was approved by a 5-0 roll call vote

**New Business**

**A. Bill No. 2012-44 An Ordinance Of The City Of Peculiar, Missouri Further Defining The Term "Services Rendered" To Include Weekly Solid Waste Pick-Up**

City Administrator Brad Ratliff addressed the BOA with a brief explanation of the bill and that it will clean up an ordinance that did not have the trash service listed. Mayor Jungmeyer asked if there were any question from the board- there were no questions from the BOA at that time. The Mayor asked for and public question or comments- there no questions or comment from the public at that time.

Alderman Turner made a motion to have the Bill No. 2012-44 read by title only. Alderman Dunsworth second the motion. Alderman Ray made a motion to accept the 1st reading of Bill No. 2012-44. It was seconded by Alderman Tuner, by the following by an 5-0 all in favor unanimous vote and the 1<sup>st</sup> reading was accepted:

Alderman Gallagher	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Stark	Absent
Alderman Fines	Aye	Alderman Turner	Aye

**B. Bill No. 2012-43 An Ordinance Of The City Of Peculiar, Missouri Amending Peculiar Municipal Code Section 600.097(A) And Increasing The Fee For A Liquor License To \$15.00.**

Chief of Police Harry Gurin, addressed the BOA explaining that the service used by the police department for background checks will be increasing their fee and by increasing the liquor license fee with offset the cost invoiced to the police department for the backgrounds. Mayor Jungmeyer asked if there were any question from the board- after questions from Alderman Gallagher regard details of the background checks and Chief Gurin explained the process. The Mayor asked for and public question or comments- there no questions or comment from the public at that time.

Alderman Turner made a motion to have the Bill No. 2012-43 read by title only. Alderman Fines second the motion. Alderman Turner made a motion to accept the 1st reading of Bill No. 2012-43. It was seconded by Alderman Tuner, by the following by an 5-0 all in favor unanimous vote and the 1<sup>st</sup> reading was accepted:

Alderman Gallagher	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Stark	Absent
Alderman Fines	Aye	Alderman Turner	Aye

**Aldermen Directives Reported by City Administrator-** City Administrator Brad Ratliff addressed the BOA with all events, activities and developments around town including Chambers First Friday Coffee October 19, 2012, Joint Cities Meeting October 17, 2012, Mayors Christmas Tree Lighting December 1, 2012 and Employee and Volunteer Christmas Dinner December 14, 2012. He also mentioned updates on Police Juvenile Arrests, Emergency Management, Drug Take back, Peculiar Elementary visiting the Police Department and Sanitary Sewer Improvements Project.

On a motion from Alderman Turner, second from Alderman Dunsworth, the meeting was adjourned at 7:50 p.m.

Regular session minutes were taken and transcribed by Josette Poirier, City Clerk.

\_\_\_\_\_  
Josette Poirier, City Clerk

Approved by the Board of Aldermen: \_\_\_\_\_

**BOA Meeting AGENDA  
Peculiar City Board of Aldermen Meeting  
Work Session and Public Hearing  
City Hall – 250 S. Main St  
Monday, November 5, 2012, 6:30 p.m.**

A regular work session meeting and public hearing of the Board of Aldermen of the City of Peculiar, Missouri, was held in the Council Chambers of the Municipal Building at 6:30 p.m. on Monday, November 5, 2012. Mayor Ernie Jungmeyer called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following aldermen responded to roll call:

Michael Gallagher, Homer Dunsworth, Bob Fines, Veronika Ray, Holly Stark, and Donald Turner.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Engineer Carl Brooks, Business Office Coordinator Trudy Prickett, Chief of Police Harry Gurin, and City Clerk Josette Poirier.

**Proclamation – America Recycles Day November 15, 2012** a motion to approve this proclamation from Alderman Stark second from Alderman Fines, the proclamation was approved by a unanimous voice vote

**Unfinished Business**

**Bill No. 2012-43 An Ordinance Of The City Of Peculiar, Missouri Amending Peculiar Municipal Code Section 600.097(A) And Increasing The Fee For A Liquor License To \$15.00.**

\* First reading 5-0 Oct 15, 2012

Chief of Police Harry Gurin addressed the BOA in reminding about the discussion from that the service used by the police department for background checks will be increasing their fee and by increasing the liquor license fee by \$5.00 to offset the cost invoiced to the police department for the backgrounds. Mayor Jungmeyer asked if there were any question from the board- there were no questions from the BOA at that time. The Mayor asked for any public question or comments- there no questions or comment from the public at that time.

Alderman Stark made a motion move to have the Bill No. 2012-43 read by title only and second by Alderman Fines. Alderman Stark moved to accept the 2st reading of Bill No. 2012-43 and sent on final passage as Ordinance 11052012. It was seconded by Alderman Fines, by the following 6 – 0 roll call vote and the Ordinance was approved:

Alderman Gallagher	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Stark	Aye
Alderman Fines	Aye	Alderman Turner	Aye

**Bill No. 2012-44 An Ordinance Of The City Of Peculiar, Missouri Further Defining The Term "Services Rendered" To Include Weekly Solid Waste Pick-Up.**

\* First reading 5-0 Oct 15, 2012

City Administrator Brad Ratliff addressed the BOA with a reminder of the discussion that took place on October 15, 2012 meeting of the bill and that it will clean up an ordinance that did not have the trash service listed. Mayor Jungmeyer asked if there were any question from the board- Alderman Fines asked staff about Section I – B, if there is an unpaid balance the service can't be turned on until all amounts are paid. Would this be left up the renter or the owner? Staff addressed this question, stating the balance is the landlord's and/or property owner's responsibility to bring the balance to zero. Mayor Jungmeyer asked if there were any question from the board- there were no questions from the BOA at that time, he also asked for any public question or comment s- there no questions or comment from the public at that time.

Alderman Stark made a motion move to have the Bill No. 2012-44 read by title only and second by Alderman Turner. Alderman Stark moved to accept the 2st reading of Bill No. 2012-44 and sent on final passage as Ordinance 11052012A. It was seconded by Alderman Turner, by the following 5 – 1 roll call vote and the Ordinance was approved:

Alderman Gallagher	Aye	Alderman Ray	Aye
Alderman Dunsworth	Aye	Alderman Stark	Aye
Alderman Fines	Nye	Alderman Turner	Aye

## **Topic for Discussion**

### **Standard and Poor Rating – Opportunity to reduce interest on Bonds**

Joey McLiney review with BOA his findings in the terms of interest rate savings (we have an A rating) and discussed who purchased the bonds and the payment schedule. Joey also explained that the city currently has an outstanding COP from 2007 that is and made up of 2/3 water-sewer & 1/3 park, which was originally done to create payment relief in anticipation of a minor recession and provide additional construction funds and are callable and do we want to look at refinancing base on our rating. The BOA had briefly asked Joey questions regard the cities rating and made comments regarding his response. Mayor Jungmeyer asked for any further question from the board and at that time there were no questions or comment, he also asked for public comments and question and there were none from the public. The BOA and staff advised Joey to move forward with the rating.

### **NID South Industrial Park**

Joey McLiney also reviewed NID South Industrial Park which is 6 years old totaling \$225,000.00 stating that there were two errors made by the county in regards to this NID. The county didn't collect for interest in any of the assessments and the county extinguished the debt obligation for 2 of the 9 properties in this NID which may more than likely be a communication error between the city and the county. The solution to this problem is to retire the bonds that are outstanding and that has collected assessment amounts already. The city will be required to call a portion of the bonds matching the amount of funds collected. With the retirement of these two properties, there will be only approximately \$75,000 in NID bonds remaining. Joey's suggestion would be for the city to allow all property owners to retire their assessment as of 3/1/2013 and have the city retire ALL of the bond (75k) and finance internally any assessments that are not prepaid. This would be done by:

Sending notice to each property owner with the new option to prepay

Providing a deadline for the total payment of their assessment

retiring 100% of the outstanding NID bonds

Assessing the property owners based at an interest rate level lower then they currently will pay, but substantially more than what the city will earn in its savings account.

Mayor Jungmeyer asked for any further question from the board- Alderman Dunsworth also had questions on the rating status and how we received such a great rating, Joey addressed the question and described the process. Brad Ratliff advised the BOA as to where the money would be coming from in order to be able to take advantage of this option and be the bank and benefit for this. The BOA and staff advised Joey to move forward

### **Resolution 2012-45 A Resolution Of The Board Of Aldermen Of The City Of Peculiar, Missouri Authorizing the Mayor Of Peculiar To Enter Into Agreement With Govdeals, Inc. To Allow On-Line Auction Services For The Sale Of Surplus Items.**

Justin Wise Public Works Manager addressed the BOA in regards to the City being granted permission from the Board of Aldermen to sell excess equipment as deemed excess by the City Administrator. This will free up time to bid equipment, reach a broader audience, free up time in Board Meetings and provide a resource for auditing services due from the sale.

Carol from GovDeals also addressed the BOA providing information about Govdeals and their background and details pertaining to the advantages of "piggy backing" off of MO-Dot's contract to liquidate the City's surplus equipment and the process of the city using this service and all of it advantages. After a few comments and questions from the BOA the Mayor Jungmeyer asked for any further question from the board and at that time there were no questions or comment, he also asked for public comments and question and there were none from the public. The BOA advised staff to bring the resolution back to be voted on.

### **Bill No. 2012-45 An Ordinance Of The City Of Peculiar, Missouri Amending Peculiar Municipal Code Sections 140.110 And 710.070; And Updating The Address Of City Hall.**

City Administrator Brad Ratliff addressed the BOA in regards to Amending Section's 140.110 & 710.070 for address correction to ensure our Municipal Code refers to City Hall with the correct address. The Mayor Jungmeyer asked for any further question from the board and at that time there were no questions or comment, he also asked for public comments and question and there were none from the public. The BOA advised staff to bring back resolution to be voted on.

### **Resolution No. 2012-53 A Resolution Of The Board Of Aldermen Of The City Of Peculiar, Missouri Authorizing The Mayor To Execute A Contract With Larkin Engineers For Professional Services For A Proposed Water Rate Study And A Five-Year Capital Improvement Program For The City Of Peculiar, Mo**

City Engineer, Carl Brooks gave the BOA a brief description of Resolution No. 2012-53 Larkin Engineers has been request by City staff to propose a Water Rate Study and a Five-Year Capital Improvement Program (CIP) due to the possibility that the City of Kansas City, MO Water Services Department is proposing to their whole sale water customers a yearly increase of potentially 12.5 %/ year for the next several years. Carl mentioned that Joey McLiney had asked Carl where are the cities improvements needed in our CIP. The amount of the Water Rate Study and a Five-Year Capital Improvement Program (CIP) is \$5,420.00, and is budgeted in the FY 2012-2013 Water Fund Engineering budget. This study would project the water rates for the city's water customers for the period 2013-2017 and recommend the projects required in a Five-Year Capital Improvement Program (CIP). City staff suggests that we move forward with the proposed engineering contract with Larkin Engineers. Alderman Stark asked why we are using Larkin and Carl stated that Larkin Engineers have been our water engineer as well as the engineer for Cass Public Water District No. 2 for many years and has completed several city water CIP projects, is very knowledgeable with our water system, and have created and updated our water hydraulic model and if we used a different company we would need to bring them up to speed. After several comments and questions from the board and staff addressing the questions and comments, Mayor Jungmeyer asked for any further question from the board and at that time there were no questions or comment, he also asked for public comments and question and there were none from the public. The BOA advised staff to bring back resolution to be voted on

### **P&Z Discussion- Upcoming Text Changes for December 13, 2012**

City Administrator Brad Ratliff addressed the BOA regarding the upcoming text changes that will be discussed at the public P&Z hearing on December 13, 2012. The City of Peculiar is proposing to amend Sections 400.1420 and 400.1500 of the Peculiar Municipal Zoning Code to require Safe Rooms only for residences built on slabs; and amending the ordinance to delete the purchaser's option to waive the Safe Room requirement. A local builder has requested this change of the current code. The Mayor noted that the surrounding cities do not have a the safe room requirement and we feel that if the person building the house want to pay for it that- that should be their choice. Alderman Stark also briefly explained why this exception is in the codes, but wasn't intended for R-1 homes. There were several comments regarding this requirement. The City of Peculiar will also be proposing to amend Section 400.360 : District "AG" Agriculture and Section 400.370 District "R-E" Residential Estate of the Peculiar Municipal Zoning Code to add a Special Use Permit to allow the raising and breeding of a maximum number of animals per 2.5 acres, excluding building coverage, ponds, and yard area of the residence(s), of: 1 head of cattle, 2 sheep, or 2 goats. Limits for other animals not enumerated herein shall be determined based upon type and size of the animal. A minimum of 10 acres of land is required.

### **Update on 211<sup>th</sup> Interchange**

City Administrator Brad Ratliff addressed the BOA with a brief update MoDot was wanting to amend the contract because there is a section from school west about a quarter a mile because someone in Jefferson City decided that that can't be MoDot ROW and it can't be a part of the cost share. MoDot stated to the city in a meeting- we are going to wait and not change the contract until we actually get the number and they just want us to know that they are running it as one project but it's actually 2. There is not a final design and they are not able to say if we are over or under. The amount of our bond that we have already approved – they will know what the total cost will be in the spring and if there is amendment to the contact and fee we will meet with them and discuss. MoDot has suggested the project will be moved up a years. There has been several communications between MoDot and the city. We are still searching for funds and submitting applications for additional dollars. Annexation procedures of at least 2 properties in that area and have talked with property owner and they are aware of the annexations.

### **Employee Rewards Program**

City Administrator Brad Ratliff addressed the BOA would like to implement an incentive and reward program to recognize and reward employees for idea that would benefit and improve the city. There were several comments from the BOA and after the Mayor Jungmeyer asked for any further question from the board and at that time there were no questions or comment, he also asked for public comments and question and there were none from the public.

### **Bill No. 2012-46 City of Peculiar - Peddlers' Ordinance**

Chief of Police Harry Gurin addressed the BOA stating, an ordinance revising Chapter 615 of the Peculiar Municipal Code after several years of not revising, which regulates and licenses peddlers within city limits. It is our opinion that it is better to repeal the entirety of Chapter 615 and create a new chapter. The changes to the chapter are relatively minor, there are typographical and/or formatting changes in every section. Therefore, it makes it much more efficient to repeal and amend the entire chapter. The Mayor brought it to the Chief's attention the some of the sections were taken out – we have no exemption for the Boy scouts and girl scouts- they are not always considered tax exempt but we do give them exemption and it should be stated in the ordinance with allowing the ice cream man to ring his bell. There were several comments from the BOA and after the Mayor Jungmeyer asked for any further question from the board and at that time there were no questions or comment, he also asked for public comments and question and there were none from the public.

**Aldermen Directives Reported by City Administrator-** Alderman Gallagher asked about the tow trucks in our community and if they are licensed. Who do we use for a towing and do they have city business license? Chief Gurin stated is it is a non-preference tow they use one of the list of occupational licenses in the city. If they aren't on the list we don't call them.

**Move Forward with Standard and Poor Rating – Opportunity to reduce interest on Bonds & NID South Industrial Park**

**Implement Bill No. 2012-43 An Ordinance Of The City Of Peculiar, Missouri Amending Peculiar Municipal Code Section 600.097(A) And Increasing The Fee For A Liquor License To \$15.00.**

**Implement Bill No. 2012-44 An Ordinance Of The City Of Peculiar, Missouri Further Defining The Term "Services Rendered" To Include Weekly Solid Waste Pick-Up.**

**Bring Back Bill No. 2012-45 An Ordinance Of The City Of Peculiar, Missouri Amending Peculiar Municipal Code Sections 140.110 And 710.070; And Updating The Address Of City Hall. Nov 19,2012 meeting**

**Bring Back Resolution No. 2012-53 A Resolution Of The Board Of Aldermen Of The City Of Peculiar, Missouri Authorizing The Mayor To Execute A Contract With Larkin Engineers For Professional Services For A Proposed Water Rate Study And A Five-Year Capital Improvement Program For The City Of Peculiar, Mo**

**Move Forward P&Z Discussion- Upcoming Text Changes for December 13, 2012**

**Move Forward with Employee Rewards Program**

**Bring Back** Bill No. 2012-46 City of Peculiar - Peddlers' Ordinance Have Mr. Holbrook look at additions . Nov 19,2012 meeting

**Move Forward** Resolution 2012-45 A Resolution Of The Board Of Aldermen Of The City Of Peculiar, Missouri Authorizing the Mayor Of Peculiar To Enter Into Agreement With Govdeals, Inc. To Allow On-Line Auction Services For The Sale Of Surplus Items. .Nov 19, 2012 meeting

**Adjournment**

An all in favor unanimous vote and the meeting was adjourned 8:23 p.m.

Regular session minutes were taken and transcribed by Josette Poirier, City Clerk.

\_\_\_\_\_  
Josette Poirier, City Clerk

Approved by the Board of Aldermen: \_\_\_\_\_



**BOA Meeting AGENDA**  
**Peculiar City Board of Aldermen Meeting**  
**Work Session and Public Hearing**  
**City Hall – 250 S. Main St**  
**Monday, November 19, 2012, 6:30 p.m.**

*Notice is hereby given that the Board of Aldermen of the City of Peculiar will hold a regularly scheduled meeting on Monday, Nov. 19, 2012, at 6:30 pm, in the Council Chambers at 250 S. Main St. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at City Hall, 250 S. Main St Peculiar, MO 64078 or by calling 816-779-5212. All proposed Ordinances and Resolutions will be available for viewing prior to the meeting in the Council Chambers.*

1. Call to Order
2. Pledge of Allegiance
3. Roll Call & Clerk Statement
4. Consent Agenda
  - A. Approval of the Draft Minutes of Oct. 15, 2012 BOA Meeting.
  - B. Approval of the Draft Minutes of Nov. 5, 2012 Work Session Meeting
  - C. Approval of the Agenda
  - D. Approval of September Park Board Minutes
5. Employee of the Month Presentation – Bill England
6. Mayors Appointment
  - Park Board – Michael Hedrick
7. New Business
  - A. Bill No. 2012-45 An Ordinance Of The City Of Peculiar, Missouri Amending Peculiar Municipal Code Sections 140.110 And 710.070; And Updating The Address Of City Hall.
  - B. Resolution No. 2012-53 A Resolution Of The Board Of Aldermen Of The City Of Peculiar, Missouri Authorizing The Mayor To Execute A Contract With Larkin Engineers For Professional Services For A Proposed Water Rate Study And A Five-Year Capital Improvement Program For The City Of Peculiar, Mo
  - C. Resolution 2012-45 A Resolution Of The Board Of Aldermen Of The City Of Peculiar, Missouri Authorizing the Mayor Of Peculiar To Enter Into Agreement With Govdeals, Inc. To Allow On-Line Auction Services For The Sale Of Surplus Items.
  - D. An Ordinance Of The City Of Peculiar, Missouri Rescinding Chapter 410 Of The Peculiar Municipal Code And Implementing Revised Provisions Regulating Flood Hazards, Development On Floodplains, And Procedures For The Granting Of Variances.
8. City Administrator's report
9. Aldermen Directives
10. Adjournment

**MEETING MINUTES  
PARK BOARD  
CITY OF PECULIAR, MISSOURI  
September 10, 2012**

A regular meeting of the Park Board of the City of Peculiar, Missouri was held in the Council Chambers of City Hall on Monday, September 10, 2012, beginning at 6:30 P.M. Park Board Vice-President Steve Johnson, called the meeting to order.

**I. Members Responding to Roll Call**

Members Jason Ashley and Kelsie McCrea were present. Board Liaison Homer Dunsworth arrived at 8:45 p.m. President Doug Stark was absent.

**II. Consideration of Agenda and Minutes**

As there was no quorum, the agenda and minutes were not approved by vote.

**III. Park Reports by Mike Johnson with Excalibur**

**City Lake Park**

- Some issues with additional mud holes. Contractor recommended additional cameras at City Lake.

**Mayor's Park**

- No report.

**McKernan/Peace Park**

- Park was cleaned and prepared for Board of Alderman Coffee Meeting. Chain was removed from one swing. Contractor recommends replacing chains at all parks and estimates approximately \$150 for new material.
- Contractor recommended Natural stone and river rock border at \$1,020. The Board indicated they would consider in connection with capital improvement budgets for each park.
- Lights are still on at Park. Brad Ratliff and/or Carl Brooks were to follow-up with KCP&L, but issue not resolved.

**Raisbeck Park**

- Discussion regarding painting of dugouts and additional work needed for Fall clinic.

**Shari Drive Park**

- No report.

**MEETING MINUTES  
PARK BOARD  
CITY OF PECULIAR, MISSOURI  
September 10, 2012**

**66-Acre Park**

- Need approval to mow because it is getting high, or confirmation that it will hayed or brush hogged.

**IV. Subcommittee Reports**

None.

**V. General Discussion/Member Comments**

- Steve VanRhein from MO Department of Conservation gave a presentation regarding possible incorporation of native landscapes into the City of Peculiar parks. The Board thanked him for his time and indicated they would be in touch should the City wish to proceed further.
- Ian Phillips also presented regarding a proposed Eagle Scout Project for McKernan Park. The Board agreed to hold a special meeting to officially vote and approve the project for further approval by the Board of Alderman. Upon arrival of Alderman Dunsworth at 8:45 p.m., member Ashley made a motion to approve the Eagle Scout project as proposed. The motion was seconded by Member Johnson. The motion carried with a 4-0 voice vote.

**VI. Old Business**

- Update provided by Mr. Johnson as to advertising submitted for hiring of Parks & Recreation Manager.

**VII. New Business**

Elections were held after Alderman Dunsworth arrived at 8:45 p.m.

- Member McCrea made a motion to elect Member Steve Johnson as the Board President. The motion was seconded by Alderman Dunsworth. The motion carried with a 4-0 voice vote.
- Member McCrea also made a motion to elect Doug Stark as the Board Vice-President. Member Dunsworth seconded the motion, and the motion carried with a 4-0 voice vote.
- Member Johnson made a motion to elect Kelsie McCrea as the Board Secretary. Member Ashley seconded the motion, and the motion carried with a 4-0 voice vote.

**Adjournment:**

A motion was made by Steve Johnson, seconded by Mr. Dunsworth, to adjourn the meeting at 8:55 p.m. The motion carried with a 4-0 voice vote.

**MEETING MINUTES  
PARK BOARD  
CITY OF PECULIAR, MISSOURI  
September 10, 2012**

These minutes were taken and transcribed by Secretary McCrea.

Approved:

*Mayor's  
Appointment*

**City Administrator**  
*Brad Ratliff*

**City Clerk**  
*Josette Poirier*

**City Attorney**  
*Reid F. Holbrook*



**City Engineer**  
*Carl Brooks*

**Chief of Police**  
*Harry Gurin*

**Codes**  
*Vacant*

**Municipal Offices – 250 S. Main Street, Peculiar, MO 64078**  
Phone: 816.779.2228 Facsimile: 816.779.1004

**Business Office**  
*Trudy Prickett*

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**To:** Board of Alderman  
**From:** Nathan Musteen  
**Date:** November 19, 2012  
**Re:** Resolution #2012-55 Appointment of Michael Hedrick to the Park Board

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### **GENERAL INFORMATION**

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**Applicant:** Citizen: Michael Hedrick  
**Status of Applicant:** Park Board Member  
**Requested Actions:** Appointment by Mayor of Michael Hedrick to the Park Board.  
**Date of Application:** November 6, 2012  
**Purpose:** Appointment by Mayor of Michael Hedrick to Park Board  
**Property Location (if applicable):** 12102 Astor Court, Peculiar, MO 64078

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### **PROPOSAL**

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As per Peculiar Municipal Code, Section 125.020 & 125.040

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### **PREVIOUS ACTIONS**

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None

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### **KEY ISSUES**

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Appointment by Mayor

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### **STAFF COMMENTS AND SUGGESTIONS**

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Appointment by Mayor

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### **STAFF RECOMMENDATION**

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Approval of Appointment by Mayor

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### **ATTACHMENTS**

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Resolution 2012-xx; Peculiar Municipal Code Section Chapter 125.010 – Section 125.050: Park Board

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**STAFF CONTACT:** Nathan Musteen, CPRP  
758-5212  
[Nmusteen@cityofpeculiar.com](mailto:Nmusteen@cityofpeculiar.com)

RESOLUTION 2012-55

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE APPOINTMENT OF MICHAEL HEDRICK TO THE PARK BOARD FOR THE VACANT POSITION IN WARD 3.

WHEREAS, the Board of Aldermen have determined the need to appoint a member to the Park Board; and

WHEREAS, Michael Hedrick meets the qualifications for appointment to this board; and

WHEREAS, said appointment carries a completed term of three years ending December 31, 2015; and

WHEREAS, Mayor Ernest Jungmeyer recommends the appointment of Michael Hedrick as member to the Park Board upon approval of the Board of Aldermen

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AS FOLLOWS:

Section 1. The Board of Aldermen approves the appointment of Michael Hedrick to the Park Board.

Section 2. *Effective Date.* This resolution shall become effective upon approval and passage by the Board of Aldermen.

THIS RESOLUTION WAS ADOPTED BY THE FOLLOWING ROLL CALL VOTE THIS 19th DAY OF November, 2012

Alderman Dunsworth \_\_\_\_  
Alderman Fines \_\_\_\_  
Alderman Gallagher \_\_\_\_

Alderman Ray \_\_\_\_  
Alderman Stark \_\_\_\_  
Alderman Turner \_\_\_\_

Approved:

Attest:

\_\_\_\_\_  
Ernest Jungmeyer, Mayor

\_\_\_\_\_  
Josette Poirier, City Clerk