

**Peculiar City Board of Aldermen Meeting Minutes  
November 19, 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, November 19, 2012. Mayor Pro Tem Holly Stark 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, Veronika Ray and Donald Turner with Holly Stark and Bob Fines with Homer Dunsworth arriving at 7:10 pm.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Engineer Carl Brooks, Chief of Police Harry Gurin, City Clerk Josette Poirier and Nathan Musteen – Parks & Rec Director and Cliff McDonald- City Planner.

**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**

Alderman Ray addressed the BOA requesting item C - Meeting Agenda be pulled and add item D of New business be added, Mayor Pro Tem Stark also request to add to introduction of New employees be added to the agenda between number 5 & 6. A motion from Alderman Ray to approve amended consent agenda was made and Alderman Turner second the motion. Consent Agenda was approved by a unanimous voice vote

**Employee of the Month Presentation** City Administrator Brad Ratliff – acknowledged Bill England as employee of the month for November.

**New City Employees-** City Administrator Brad Ratliff introduced new Employees Nathan Musteen – Parks and Rec Director and Cliff McDonald- City Planner.

**Mayors Appointment Park Board –Michael Hedrick** – After a brief introduction, Resolution 2012-55 a motion to approve Michael Hedrick to the Park Board from Alderman Ray, second from Alderman Turner, the resolution was approved by a 4-0 roll call vote

**New Business**

**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 explaining this ordinance will update the new city hall address to 250.S Main St.

BOA all agreed that since this Bill is administrative they will have 2 readings tonight. Mayor Pro Tem Holly Stark asked if there were any further comments from the BOA or the public and at that time there were no comments or questions.

Alderman Gallagher made a motion to have the Bill No. 2012-45 read by title only and second by Alderman Turner. Alderman Ray moved to accept the 1st reading of Bill No. 2012-44 second by Alderman Turner. After no public comments or questions, Alderman Ray made a motion to have the 2<sup>nd</sup> reading of Bill No. 2012-45 read by title only and second by Alderman Fines. Alderman Ray moved to accept the 2st reading of Bill No. 2012-45 and sent on final passage as Ordinance 11192012. It was seconded by Alderman Turner, by the following 5 – 0 roll call vote and the Ordinance was approved.

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

**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 addressed the BOA with a brief explanation and reminder of the discussion on November 5<sup>th</sup> work session meeting of this Resolution No. 2012-54 and a clarification of the amount of the Water Rate Study and a Five-Year Capital Improvement Program (CIP) will be \$5,420.00, and is budgeted in the FY 2012-2013 Water Fund Engineering budget. Alderman Turner commented on the scope of work and asked why we could perform this study our self's. Carl Brooks answered this question by explaining the engineers have qualified staff, the software, equipment and Mayor Pro Tem Stark also commented that Larkin will review our rates we are paying and what our expenses and expenditures cost of overhead in the water department to assure we are charging the appropriate amount, she also reminder the BOA that the state auditors prefers this study be done by and outside professional source. Mayor Pro Tem Holly Stark asked if there were any further comments from the BOA or the public and at that time there were no comments or questions.

Alderman Tuner made a motion to approve Resolution 2012-53. Alderman Fine seconds the motion and the Resolution was passed with a 5 –0 roll call vote:

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

**Resolution 2012-54 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.**

City Engineer Carl Brooks addressed the BOA with a brief explanation and reminder of the discussion on November 5<sup>th</sup> work session meeting of this Resolution 2012-54 and request approval for the BOA to sell excess equipment as deemed excess by the city administrator. He also noted the this service will free up time to bid equipment, reach a broader audience, free up time in the BOA meeting and provide a resource for auditing services for sale. Mayor Pro Tem Holly Stark asked if there were any further comments from the BOA or the public and at that time there were no comments or questions.

Alderman Tuner made a motion to approve Resolution 2012-54. Alderman Fine seconds the motion and the Resolution was passed with a 5 –0 roll call vote:

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

**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.**

City Engineer Carl Brooks addressed the BOA with a brief explanation and reminder of the discussion on October 1<sup>st</sup> work session meeting this Bill was published in the (Journal newspaper) Democrat Missourian as notice of a public hearing on October the 12<sup>th</sup> as a requirement of the 20 day prior to the public hearing- this evening would be considered a public hearing and the first reading. He described key issues and of this bill and its purpose requested by FEMA with an effective date of January 2, 2013. Staff addressed comments and questions from BOA in regards to the details of this flood management ordinance proposed and also clarified the misprint of paper that the hearing notice was published and The Journal is still paper of record until the next RFP. Mayor Pro Tem Holly Stark asked if there were any further comments from the BOA or the public and at that time there were no comments or questions.

Alderman Tuner made a motion move to have the Bill No. 2012-47 read by title only and second by Alderman Gallagher. Alderman Turner moved to accept the 1st reading of Bill No. 2012-47 second by Alderman Fines.

This motion carries with an all in favor unanimous vote.

**Aldermen Directives Reported by City Administrator-** City Administrator Brad Ratliff addressed the BOA with all events, activities and developments around town including –the Mayors Christmas Tree Lighting, the very popular use of the community room at city hall, finger printing at the police department required by the municipal courts, updates in the codes department, the December 13<sup>th</sup> meeting of the planning commission and updates on the Sanitary Sewer Improvements. He also talk about the asphalt mill and overlay project, 2 grants were completed and submitted from public works, monument sign update, storm water Phase I and a update on the Smart Lights for Smart Cities project and the positive feedback.

Alderman Tuner commented that the light in Mayors Park is working and he asked about open elections.

On a motion from Alderman Turner, second from Alderman Dunsworth, the meeting was adjourned at 7:20 p.m.

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

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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, December 3, 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, December 3, 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, Chief of Police Harry Gurin, City Clerk Josette Poirier and Nathan Musteen – Parks & Rec Director and Cliff McDonald- City Planner

Mayor Jungmeyer commented to the BOA and the Public as to a change of agenda on topics of discussion – by deleting topic A Future Planning of Park Board and replacing it with discussion on Annexation.

**Unfinished Business**

**Resolution No. 2012-56 A Resolution Of The Board Of Aldermen Of The City Of Peculiar, Missouri Approving A Class A Liquor License For Wellington Wine & Cheese**

City Administrator Brad Ratliff addressed the BOA with a brief explanation of this Resolution and its reason that is has been brought to the BOA tonight is due to the fact that they would like to be open and licensed for the Christmas holiday and the State will not approve their liquor licenses without an approval letter from the City of Peculiar. We as staff can not issue a letter to the state until the BOA has approved this resolution. Staff does recommend that BOA approval of a Class A liquor license and a letter can be sent to the State so that they can have the opportunity to be open this Christmas sales. Ms. Pearson of Wellington's Wine and Cheese addressed the BOA and gave a brief description of the type of business (retail) and their plans for the Christmas holiday and future business. She also took a moment to thank the BOA and staff for adding this Resolution to the agenda. After addressing a few comments and questions from the BOA, Mayor Jungmeyer asked for any public comments. There were no further comments or questions from the BOA or the public.

Alderman Stark made a motion to adopt Resolution 2012-56. The motion was seconded by Alderman Dunsworth and this Resolution was adopted by the following 6 – 0 roll call vote.

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

**Bill No. 2012-47 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.**

*\*\*First Reading Nov 19, 2012\*\**

City Engineer Carl Brooks once again addressed the BOA in regards to this Bill and gave a brief description of a few details of this bill as he did at the November 19<sup>th</sup> meeting and pointed out that this an administrator procedure that is necessary for the City of Peculiar to enforce by replacing the current ordinance with a revised ordinance, FEMA floodplain maps that will be effective on January 3, 2012 and the city engineer will now be the Floodplain Administrator rather than the Director of Community development. After Carl Brooks and Brad Ratliff addressed questions and comments from Alderman Gallagher and Alderman Tuner regarding following FEMA guidelines and requirements, Mayor Jungmeyer asked for any public comments. There were no further comments or questions from the BOA or the public. There were no further comments or questions from the BOA or the public.

Alderman Stark made a motion to have the 2<sup>nd</sup> reading of Bill No. 2012-47 by title only and second by Alderman Turner. Alderman Stark moved to accept the 2<sup>nd</sup> reading of Bill No. 2012-47 and sent on final passage as Ordinance 12032012. It was seconded by Alderman Turner, by the following 6 – 0 roll call vote and the Ordinance was approved.

Alderman Gallagher Aye  
Alderman Dunsworth Aye  
Alderman Fines Aye

Alderman Ray Aye  
Alderman Stark Aye  
Alderman Turner Aye

**Bill No. 2012-49 An Ordinance Of The City Of Peculiar, Missouri Calling For A General Municipal Election On April 2, 2013 And Establishing Filing Dates For Said Election**

City Administrator Brad Ratliff addressed the BOA with a brief explanation of this bill and that there are three Alderman Terms that will expire on April, 2013 from wards 1, 2 and 3. It has been requested by the city attorney to have this approved as an ordinance rather than a resolution that will request a double reading to get this to the County Clerk this week. Alderman Turner asked staff why we could not have had the 1<sup>st</sup> reading at that meeting and Brad Ratliff briefly answered that it originally was planned to be a resolution. Mayor Jungmeyer asked for any public comments. There were no further comments or questions from the BOA or the public. There were no further comments or questions from the BOA or the public.

Alderman Stark made a motion to have the Bill No. 2012-49 read by title only and second by Alderman Dunsworth. Alderman Stark moved to accept the 1<sup>st</sup> reading of Bill No. 2012-49 second by Alderman Turner. The Motion carries. After no public comments or questions, Alderman Stark made a motion to have the 2<sup>nd</sup> reading of Bill No. 2012-45 read by title only and second by Alderman Dunsworth. Alderman Stark moved to accept the 2<sup>st</sup> reading of Bill No. 2012-49 and sent on final passage as Ordinance 12032012A. It was seconded by Alderman Gallagher, by the following 6 – 0 roll call vote and the Ordinance was approved.

Alderman Gallagher Aye  
Alderman Dunsworth Aye  
Alderman Fines Aye

Alderman Ray Aye  
Alderman Stark Aye  
Alderman Turner Aye

**Topic for Discussion**

**Annexation**

City Administrator Brad Ratliff spoke briefly about the prior discussions about 211<sup>th</sup> and those areas around 211<sup>th</sup> that are currently in the county, Mr. Mallory has met and talked with most of the residents in that area and discussed the interchange and it coming in as well as the CID district that we will create around that area and also any future annexations- basically explaining to them that it is not fair of the residents of Peculiar that are paying for the interchange don't reap the benefits if those properties aren't annexed in so as that area grows with the interchange- we would get some of those local dollars with that interstate being placed there. To make sure that we have it on the April ballot we would need to have all the hearings that we need to have by the last meeting in January, at the next meeting we will bring an ordinance. Mr. Mallory has informed Brad and the Mayor that he has had no one opposed to it or strongly against annexing. Brad gave further description of the four areas that will be working on annexing either voluntary or by a hearing. Brad addressed comments and answered questions from members of the BOA regarding annexations flood areas and possible improvements of those areas.

**Mayor's Goals**

Mayor Jungmeyer address staff and the BOA in regards to his goals from now until the end of his term that will end April 2014. He went through the list that consisted of staff additions, resurfacing, code of ethics, annexations, future water supply, residential zoning amendments, stream flooding, 211<sup>th</sup> street interchange project, utility rates. There was BOA input and questions, the Mayor addressed each concern and question regarding his goals.

**Bill No. 2012-48 An Ordinance Of The City Of Peculiar, Missouri Regulating Peddlers, Solicitors, And Canvassers; Establishing Registration Requirements For Peddlers And Solicitors; And Providing Penalties**

Chief Harry Gurin addressed the BOA in regards to Bill No.2012-48 with revised changes after the discussion on November 19, 2012 meeting. Chief Gurin stated that this is a safety net for the city and regulates and licenses peddlers within City limits. Alderman Turner asked Chief Gurin questions in regards to the \$20.00 for occupational fee for peddles, which he stated is for the background investigation check. There were further question and comments from the BOA and Chief Gurin explained each revision and additions.

**RFQ Results & Award of contract to First Choice Realtor - Kim Duey**

City Administrator Brad Ratliff spoke briefly about the report from the Park Director on the review of the submissions of three local Real Estate Agents based on the RFQ. As you can see First Choice Reality is the choice the Parks Director based on the required submissions. The City Administrator went over the proposals with the Mayor and we will request the listing price for Mayor's Park at \$25,000 and City Lake for \$300,000. Brad Ratliff addressed comments and questions from the BOA.

A public comment from Reid Bremmer in regards to debris and large object in the city lake in and around the dam area was addressed and staff with send Nathan Musteen out to investigate

Alderman Stark spoke to staff and BOA in regard to additions to the agenda that were not discussed in the work session and we have two items of new business that is stated on the agenda as old business and were voted on and it was agreed on that there would be no voting on new business at work sessions. BOA members, Brad Ratliff and Mayor Jungmeyer had a brief discussion and explanation as to the reason they were added and voted on.

**Aldermen Directives Reported by City Administrator-** Issue letter to state approving liquor license Wellington's Wine & Cheese, update floodplain ordinance, issue letter to county clerk for filing dates of open elections Bring back: Bill No. 2012-48 to next meeting, an ordinance with possible for Annexations for the Dec 17, 2012 BOA meeting. Staff with work to completion of Mayors goals as outline with suggestions from BOA members. Move forward with contract with first Choice Realtors and have staff look in to the debris in the dam area.

**Adjournment**

A motion from Alderman to Turner to adjourn was second by Alderman Gallaher. An all in favor unanimous vote and the meeting was adjourned 7:40 p.m.

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

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Josette Poirier, City Clerk

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



**BOA Meeting Agenda  
Peculiar City Board of Aldermen  
Meeting and Public Hearing  
City Hall – 250 S. Main St  
Monday, December 17, 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, Dec. 17, 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
  4. City Clerk – Read the Board of Alderman Statement
  5. Consent Agenda
    - A. Approval of the Draft Minutes of Nov 19, 2012 BOA Meeting.
    - B. Approval of the Draft Minutes of Dec 3, 2012 Work Session Meeting
    - C. Approval of the Agenda
    - D. Approval of Draft Park Board Meeting Minutes Oct 2012 & Nov 2012
  6. Employee of the Month – Nick Jacobs
  7. New Business
    - A. Bill No. 2012-48 An Ordinance Of The City Of Peculiar, Missouri Regulating Peddlers, Solicitors, And Canvassers; Establishing Registration Requirements For Peddlers And Solicitors; And Providing Penalties
    - B. Resolution No. 2012-57 A Resolution Of The City Of Peculiar, Missouri With Respect To The Proposed Annexation Of A Certain Unincorporated Areas To The City Of Peculiar, Missouri.
    - C. Resolution No. 2012-58 A Resolution Calling For An Election On The Annexation Of Certain Unincorporated Areas.
  8. City Administrator Report Annual Report
  9. Aldermen Directives
  10. Executive Session
- The City of Peculiar Board of Aldermen has requested a 45 minutes executive session to discuss personnel matters, as authorized by RSMo. §610.021. (3)*
11. Adjournment

**MEETING MINUTES  
PARK BOARD  
CITY OF PECULIAR, MISSOURI  
October 9, 2012**

A regular meeting of the Park Board of the City of Peculiar, Missouri was held in the Council Chambers of the Municipal Building on Monday, October 9, 2012, beginning at 6:30 P.M. Park Board President Steve Johnson called the meeting to order.

**I. Members Responding to Roll Call**

Steve Johnson, Kelsie McCrea, and Board Liaison Homer Dunsworth were present. Others present for the meeting included Carl Brooks, City Staff Representative; and citizen Casey King, who has submitted an application to be a Park Board member. Member 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**

Excalibur was not able attend the meeting, but sent an email summarizing the Parks' Report.

**Mayor's Park**

- No items to report.

**City Lake**

- No items to report.

**McKernan Park**

- Flowers are planted and doing great we have been watering and fertilizing and they are all starting to bloom. Eagle Scout project is underway. We trimmed the tree next to the road because you couldn't see when leaving the park, it created a blind spot. I was able to make repairs to the park lights I installed a photocell at the breaker box. Jason had recommended that as a solution and it has worked great.

**Raisbeck Park**

- No items to report.

**Shari Drive Park**

- No items to report.

**66-Acre Park**

- Excalibur mowed.
- No other items to report.

**IV. Subcommittee Reports**

None.

**V. General Discussion/Member Comments**

None.

**VI. Old Business**

None.

**VII. New Business**

- Mark Wansing requested use of Field No. 1 at Raisbeck Park for flag football. Carl Brooks will provide key to Doug Stark to coordinate.

**Public Comments:** None.

**Adjournment:** Not applicable. The members left at 6:45 p.m.

**MEETING MINUTES  
PARK BOARD  
CITY OF PECULIAR, MISSOURI  
November 13, 2012**

A regular meeting of the Park Board of the City of Peculiar, Missouri was held in the Council Chambers of the Municipal Building on Tuesday, November 13, 2012, beginning at 6:30 P.M. Park Board President Steve Johnson called the meeting to order.

**I. Members Responding to Roll Call**

Steve Johnson, Kelsie McCrea, Casey King and Board Liaison Homer Dunsworth were present. Others present for the meeting included Nathan Musteen, Director of Parks & Recreation; Carl Brooks, City Staff Representative; and citizen Michael Hedrick, who has submitted an application to be a Park Board member. Member Doug Stark was absent.

**II. Consideration of Agenda and Minutes**

Member McCrea made a motion to accept the meeting minutes of October 2012. Board Liaison Dunsworth seconded the motion and the motion carried with a 4-0 voice vote.

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

**Mayor's Park**

- Mr. Johnson reported that there is a dead spot in the area where the playground equipment was taken down. No other items to report.

**City Lake**

- No items to report.

**McKernan Park**

- Excalibur did some additional clean-up for the memorial wall ribbon cutting that took place on 11/12/2012. Mr. Johnson requested permission to winterize the park. Mr. Musteen will issue work order for winterization.

**Raisbeck Park**

- Excalibur has winterized the pipes at this park. Mr. Johnson reported that the leaves should be picked up and reminded the Board that the dugout lacks a roof.

**Shari Drive Park**

- No items to report.

### **66-Acre Park**

- Excalibur mowed before the last meeting.
- No other items to report.

### **IV. Subcommittee Reports**

President Johnson shared his desire with the Board to establish subcommittees. Member McCrea made a motion to create special events committee of no more than 7 people chaired by member of the Park Board. Member Dunsworth amended motion for subcommittee to have a liaison to the subcommittee instead of chaired by member of the Park Board. Member McCrea seconded the amended motion and the motion carried with a 4-0 voice vote.

### **V. General Discussion/Member Comments**

Park & Recreation Director Nathan Musteen was introduced to the Board by City Administrator Ratliff. Director Musteen's first goal is to establish baseball for 2013. He will put together laundry list of needs to get programs up and running. Mr. Musteen will also coordinate the work with Excalibur and is evaluating different options for a website upgrade, including adding maps to the parks and pictures.

### **VI. Old Business**

None.

### **VII. New Business**

- Director Musteen indicated that he is putting together a capital expenditures budget and will provide a list of expenditure to the Board in the next month. He will also provide a timeline of events that will need to occur before baseball/softball begins in April/May. He suggested that the group possibly create a subcommittee to help obtain sponsorships. Member McCrea made a motion to establish a community outreach subcommittee of 7 people with a Board Liaison. The motion was seconded by Member Dunsworth and passed with a 4-0 voice vote.
- Mr. Musteen will also follow-up with Scott Maid regarding his 2013 plans for use of Raisbeck Park.

**Public Comments:** None.

**Adjournment:** President Johnson made a motion to adjourn the meeting at 7:25 p.m. Member Dunsworth seconded the motion and the motion carried with a 4-0 voice vote.