

## **Board of Aldermen Regular Meeting Minutes Monday February 19, 2013**

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 February 19, 2013. Mayor Ernest 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, Veronika Ray, Donald Turner, Holly Stark, and Bob Fines. 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, Cliff McDonald City Planner, Business Office Manager Trudy Prickett and Parks and Recreation Director Nathan Musteen.

### **Consent Agenda**

- A. Approval of the Draft Minutes of Jan 22, 2013 BOA Meeting.
- B. Approval of the Draft Minutes of Feb 4, 2013 Work Session Meeting
- C. Approval of the Agenda
- D. Approval of Resolution 2013-06 KCP&L Light Pole
- E. Approval of Resolution 2013-07 Excalibur Contracting for The Purpose Of Performing General Maintenance For City Parks.
- F. Approval of Resolution 2013-08 Excalibur Contracting for The Purpose Of Mowing and Edge trimming For City Parks

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

### **Proclamation – National Engineer’s Week**

The Mayor with support of staff, proclaimed February 18<sup>th</sup> 2013 as National Engineer's Week.

### **211<sup>th</sup> Street and I-49 Interstate Hwy Interchange Project Access Justification Report (AJR) and Design Alternative Update**

City Engineer Carl Brooks introduced the speakers of the night which were from both George Butler Associates and Missouri Department of Transportation. The presentation was meant to be an update of what has been done to date of the 211<sup>th</sup> street and I-49 Interchange project. George Butler Associates spoke at length as to why 211<sup>th</sup> street was chosen as the second potential access point for Peculiar. Upon soil borings it was discovered that a large amount of shale rock was found and that an underpass would be more costly and complicated than a traditional overpass. The timeline for the interchange project was presented pending future approval from both the Missouri Department of Transportation and Federal Highway Commission. A question was directed from the audience pertaining to what went into the decision making process for what type of interchange design it would be. The question was answered that all of the designs held the same construction time and speed limit safety and it was right of way and drainage that were the costly features.

### **Annexation Plan of Intent**

City Planner Cliff McDonald addressed the board pertaining to the annexation of parcels for the 211<sup>th</sup> street interchange. The plan of intent is required to prove the need for the annexation. The plan requires the availability of municipal services and the time frame to get those services in place. There were six maps presented showing several aspects as to what services are currently in the area and available for use. I-49 separates the area to be annexed into East and West sides and each was addressed separately. East section contains 247 acres of undeveloped agricultural land. The West section contains one 5 acre tract of single family residential and 49.8 acres of commercial. All of East 211<sup>th</sup> street in the annexation area will be widened and have the gravel replaced with asphalt.

Alderman Turner asked if we currently provide police protection to the areas being described as they currently reside outside of current city limits and it was determined that it is only by supportive aid to Cass County Sheriffs. Each service was discussed in detail and how it could be provided or if it is already provided.

Alderman Turner asked when sanitary sewer would need to be installed. It was discussed and that the sewer would primarily be owner driven since it is not residential.

City Administrator Brad Ratliff discussed the purpose of creating a CID for the proposed area for future development in the annexed area.

Alderman Fines asked about the impact proposed construction would have on the Cities East Sewer Lift station since it is already at capacity. Staff answered that there is a 10 year plan in place to address new developments in the area.

There was no public comment.

### **Business**

**Bill No. 2013-04 An Ordinance Of The City Of Peculiar, Missouri Providing For The Extension Of The City Limits Of The City Of Peculiar, Missouri By Embracing And Including Unincorporated Real Property Located In Sections 4, 9, And 10 Of Township 45 North, Range 32 West In Cass County, Missouri And Hereinafter Particularly Described.**

It was noted that this is the third and final reading needed before the annexation will proceed to the election in April. Staff recommends the board vote in favor.

No comments from the Board.

There was no public comment.

Alderman Stark made a motion to have the third reading of Bill No. 2013-04 by title only. The motion was seconded by Alderman Turner and the third reading was accepted by a unanimous all in favor vote.

Alderman Stark moved to accept the third and final reading of Bill No. 2013-04. The motion was seconded by Alderman Gallagher and was adopted as Ordinance number 02192013 with the following 5-0 roll call vote.

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

**Bill No. 2013-01A An Amended Ordinance Deleting Chapter 400 Article VIII, Division 5 Of The Peculiar Municipal Code Regarding Safe Rooms; And Establishing A New Section 400 Article VIII, Division 5 Safe Rooms:**

The City Planner commented that this 2<sup>nd</sup> reading would remove the requirement of a safe room.

No comments by the Board.

There was no public comment.

Alderman Stark made a motion to have the second reading of Bill No. 2013-01A by title only. The motion was seconded by Alderman Gallagher and the second reading was accepted by a 3-2 voice vote.

Alderman Stark moved to accept the second reading of Bill No. 2013-01A. The motion was seconded by Alderman Gallagher and was not adopted with the following 3-2 roll call vote.

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

**Bill No. 2013-02 An Ordinance Amending Chapter 400, Section 400.370: District "R-E" Residential Estate, Of The Peculiar Municipal Code To Add Para. 1.G Relating To The Raising And Breeding Of Certain Animals In District "R-E".**

Staff commented that this 2<sup>nd</sup> reading would allow for the keeping of certain animals in R-E Zoned areas. There was a public hearing held on February 4<sup>th</sup> and the Board voted in favor at that time.

No comments by the Board.

There was no public comment.

No motion was made and no vote could be taken on the Bill.

**Bill No. 2013-03 An Ordinance Amending Chapter 400, Section 400.360: District "Ag" Agriculture, Of The Peculiar Municipal Code To Add Para. 1.I Relating To The Raising And Breeding Of Certain Animals In District "Ag".**

No comments by the Board.

There was no public comment.

Alderman Turner made a motion to have the second reading of Bill No. 2013-03 by title only. The motion was seconded by Alderman Gallagher and the second reading was accepted by a 5-0 voice vote.

Alderman Turner moved to accept the third and final reading of Bill No. 2013-03. The motion was seconded by Alderman Gallagher and was adopted as Ordinance number 02192013B with the following 5-0 roll call vote.

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

**Resolution No. 2013-09 A Resolution Of The City Of Peculiar, Missouri With Respect To The Annexation Of A Certain Unincorporated Tract, Being A Part Of Old Missouri State Highway No. 71 South, Also Known As Peculiar Drive.**

Staff commented that this was a bill to accept right of way that was given to the City by MoDOT in 2004-5.

Alderman Turner made a motion to accept Resolution 2013-09. The motion was seconded by Alderman Fines and the second reading was accepted by a 5-0 roll call vote.

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

**City Administrator Report**

City Administrator Brad Ratliff addressed the BOA with Updates, activities and developments around the city, pertaining to City Codes, the City Website and grants for storm water for Parks and Rec. He stated that the Mayor, Mayor pro-tem, and Alderman Dunsworth had a meeting with our current Senator regarding the DNR MS4 permit pertaining to storm water. Mr. Ratliff discussed amnesty day with Peculiar Municipal Court. Parks and Rec has begun the proceedings of improving Raisebeck Park. An update of the Sewer System was given. He announced that Raymore has come on board with the 2013 Mill and Overlay Project which will be a big help to Peculiar in keeping costs down. He gave an update on the Peculiar

Monument Sign, and also on the roof project and the Annex Building. The Ground Storage Tank is currently out for bid for repairs. He gave an update from KCP&L regarding the savings of the newly installed LED Lights.

Alderman Fines asked about the sanitary sewer project and it was discussed that the City currently has an easement which will remain in effect indefinitely.

Alderman Turner asked if 227<sup>th</sup> street would get a new LED light installed and staff commented that it would not.

***Alderman Directives***

Alderman Ray asked when the sidewalk will be fixed on Broadway and staff commented it will be mid to late March. The Mayor commented that a flag has been ordered to be placed in front of City Hall.

On a motion from Alderman Stark, second from Alderman Turner, the meeting was adjourned at 7:48pm

Regular session minutes were taken and transcribed by Nick Jacobs, City Clerk.

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Nick Jacobs, City Clerk

Approved by the Board of Aldermen: 3/18/13  
**Adjournment**