

**BOA Work Session Meeting Minutes
Monday, February 4, 2013**

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, Feb 4, 2013. 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, Cliff McDonald- City Planner and Nathan Musteen – Park & Rec Director

Proclamation – Hayden Kurtz

Mayor Jungmeyer presented Hayden Kurtz with a Proclamation for her participation in the in the “NFL Pass, Punt, and Kick” National Finals in Atlanta, Georgia on Saturday, January 12th. Hayden Kurtz was one of four finalist in the “Girls 6 – 7” age category and was a representative of the Kansas City Chiefs; and competed, excelled, and placed 1st in her division and was then named the National Champion.

Bill No. 2013-01 An 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:

City Planner, Cliff McDonald addressed the BOA with a recap of the previous discussion that took place on January 21, 2013. The Planning Commission held a Public Hearing on this proposed amendment December 13th, 2012, at that time the Planning Commission approved the amendment to remove the requirement to construct a Safe Room in Districts R-1 and R-2 at that meeting, except for slab home construction, and retained the Safe Room requirement for Districts R-3 and R-4. Mr. McDonald also recapped several key issues for the approval of this Bill. Alderman Stark noted that the Bill should read R-2 and remove R-1. All members of the BOA had comments regarding this Bill with several BOA members implying that the option of the safe room should be left up to the home owner. Mr. McDonald and Mr. Ratliff addressed all issues.

Public Comment from Larry Dobson addressed the BOA, he informed the BOA that the safe room costs considerably more than \$800.00 and commented on some of the wording in the existing Bill regarding “Safe Rooms”. Mayor Jungmeyer commented to the BOA that this document (over 400 pages) is made to be revised as need. The Mayor asked if there were any further questions from the BOA and public. There were no further questions or comments at this time.

Alderman Stark made a motion to have the 1st reading of Bill No. 2013-01 with the revision to strike R-1 from section 400.1400A by title only, second by Alderman Dunsworth with a 4 all in favor and Alderman Fines and Turner in opposition After the 1st reading of Bill No. 2013-01, Alderman Stark moved to accept the 1st reading. It was seconded by Alderman Dunsworth with 4 all in favor and Alderman Fines and Turner in opposition of the first reading.

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”.

City Planner Cliff McDonald again recapped this Bill to the BOA and stated that amendment of section 400.370 was discussed by the BOA and forwarded to the Planning Commission for review and consideration. The Planning Commission held a Public Hearing on these proposed amendments December 13th, 2012. The Planning Commission approved the amendment for each District at that meeting. He stated that amending of the City Zoning Ordinance will allow the property owners in “R-E” the keeping of one (1) head of cattle, two (2) sheep, or two (2) goats per 2-1/2 acres with a minimum requirement of ten (10) acres of grazing land per owner. Both Districts currently permit the keeping of one (1) horse per 2-1/2 acres. Alderman Gallagher asked staff how the city will assure that the property owners will not violate the amended code and if there are other farm animals in that area. Mr. McDonald addressed Alderman Gallagher questions and comments. The Mayor asked if there were any further comments or questions for the BOA members or the public, there were no comments or questions.

Alderman Stark made a motion to have the 1st reading of Bill No. 2013-02 by title only, second by Alderman Dunsworth. 5 members were all in favor of the 1st reading, Alderman Turner was opposed. After the 1st reading of Bill No. 2013-02, Alderman Stark moved to accept the 1st reading. It was seconded by Alderman Dunsworth with 4 all in favor and Alderman Fines and Turner in opposition of the first reading. Motion carries.

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”.

City Planner Cliff McDonald again recapped this Bill to the BOA and stated that amendment of section 400.360 was discussed by the BOA and forwarded to the Planning Commission for review and consideration. The Planning Commission held a Public Hearing on these proposed amendments December 13th, 2012. The Planning Commission approved the amendment for each District at that meeting. He stated that amending of the City Zoning Ordinance will allow the property owners in “Ag” the keeping of one (1) head of cattle, two (2) sheep, or two (2) goats per 2-1/2 acres with a minimum requirement of ten (10) acres of grazing land per owner. Both Districts currently permit the keeping of one (1) horse per 2-1/2 acres. The Mayor asked if there were any further comments or questions for the BOA members or the public, there were no comments or questions. Chris Seal- a resident in one of these districts, addressed the BOA in regards to the time process to go into effect after the Bill is passed, Mayor Jungmeyer informed Mr. Seal that after the 2 readings, it is only a matter of days before it is in effect.

Alderman Stark made a motion to have the 1st reading of Bill No. 2013-03 by title only, second by Alderman Dunsworth. All members were all in favor of the 1st reading. After the 1st reading of Bill No. 2013-03, Alderman Stark moved to accept the 1st reading. It was seconded by Alderman Dunsworth with all members in favor of the 1st reading. Motion carries.

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.

City Planner, Cliff McDonald briefly recapped the upcoming annexations noted on his staff report and the process including publications of hearing, number of readings and address correction that was corrected after being brought to staffs attention at the January 22, 2013 meeting. Mayor Jungmeyer asked of there were any comments or questions from the BOA or the public, Mr. Wiston Kirk addressed the BOA asking if his address was one of the properties in this package to be annexed, staff and BOA informed him that he isn't one of the addresses at this time. Mr. Dobson also addressed the BOA in asking to be shown the actual properties in this annexation on the map; Mr. Ratliff gave a brief description of the properties on the map.

Alderman Stark made a motion to have the 2nd reading of Bill No. 2013-04 by title only, second by Alderman Fines. Alderman Stark moved to accept the 2nd reading of Bill No. 2013-04 with all members in favor of the 2nd reading. It was seconded by Alderman Dunsworth, motion carries.

Topics for Discussion

Bobcat Lease- City Engineer Carl Brooks spoke to the BOA mentioning that the past several years, City staff has been leasing on a yearly basis a new Bobcat Skid Steer Loader. This year, as well as last year, City staff leased on a yearly basis a new Bobcat Hydraulic Breaker attachment to go with the Bobcat Skid Steer Loader. This years' municipal lease cost to the city for the skid steer loader and jack hammer is \$5,200 a savings of \$600.00 from last year's agreement. The first lease payment of \$2,600 is due at the time of the signing of the resolution, and the second payment of \$2,600 is due in six months (August 2013). After discussion, Mr. Brooks has been advised to move forward with the lease.

Raiseback Park use

Parks & Rec Director Nathan Musteen addressed the BOA with a brief description of an informative summary of Rasieback Renovation. He also discussed the intention of the City of Peculiar Staff, Park Board, and Board of Alderman to provide recreational opportunities for the residents of Peculiar. In effort to provide these opportunities for the residents of Peculiar and to utilize our current properties, staff has done extensive research on how to maximize the potential of our current sports/activity park: Raisbeck Park. The history of the park is that it has flooding and has out dated facilities, Raisbeck Park has many years of history as a baseball park, but two glaring issues continue to keep the baseball complex from becoming a great facility in the Cass County area. After doing research, the best use for the park is to turn it in to an open turf activity park. The number one goal is to get Raisback up and run to its best use with long term goals. After positive comments and questions from the BOA and the Mayor – Mr. Musteen will be moving forward with his goals and plans for Raisebeck.

Aldermen Concerns or Additional Topics for Discussion by Aldermen

Mr. Ratliff mentioned that he, the Mayor, Alderman Dunsworth and Alderman Stark will be going to Jeff City for the MML Legislation conference and will try to talk to our legislators. Alderman Ray mentioned graveled areas around town that have been worked on, that are in need of following up on completed and about cleaning city culverts out.

A request for a flag pole was made for the front of City Hall.

On a motion from Alderman Stark, second from Alderman Dunsworth, the meeting was adjourned at 7:42pm

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

Approved by the Board of Aldermen: February 19,2013