

**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 211th 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: _____