

**Peculiar City Board of Aldermen
Work Session Minutes
Monday, September 10, 2012**

A regular 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, August 6, 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, Donald Turner and Veronika Ray. Holly Stark arrived at 6:35pm.

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

Public Comment:

Joseph Hemberger from McAnany Van Cleave addressed the BOA regarding Bradey's Crossing and the future development of Lots 1 & 2 of Multi Family residences including townhomes, duplexes four -plexes and condos by requesting a meeting with BOA to sit down and come to an agreement to amend existing February 6,2012 development agreement by deleting Lots 1 & 2 and enter into a new agreement for Lots 1 & 2 that would allow Multifamily residences such as townhomes, duplexes four-plexes and condos to be built. Bill McCoy with Keller Williams addressed the BOA with information and facts and statistics that would possibly interest the BOA to enter in to a new agreement with Enterprise Trust & Bank/Corporate Holdings II, LLC. Several of the BOA asked questions and made comments to both Joseph Hemberger and Bill McCoy regarding this matter and after further discussion the BOA did come to an agreement to revisit this issue if Enterprise Bank & Trust/Corporate Holdings came back with plans and drawings of their ideas for Lot 1 & 2.

Ian Phillips- Eagle Scout Troop 621 addressed the BOA in regards to his Eagle Scout Project – Veterans Memorial at McKernan Park in Peculiar. He had a model with him to display and explained he planes, layout and time line for this project and would like to have permission to move forward. Several of the BOA had questions, comments and feedback regarding his project. All the BOA and staff were in agreement of allowing Ian to move forward with his project and City administrator, Brad Ratliff provided Ian with direction to do so and City Engineer Carl Brooks with be helping with that process.

Unfinished Business

Bill No. 2012-28 A Ordinance Of The City Of Peculiar, Missouri Amending Peculiar Municipal Code § 700.010 And Permitting Irrigation Connections To The City's Waterworks System.

This ordinance will set the fee for installing a second meter for irrigation purposes.

**First Reading Approved 08/20/2012 6-0 Voice Vote*

City Administrator, Brad Ratliff reminded the BOA that the 2nd meter is the best solution for the residences to reduce the sewer cost for the water lawns and trees. Staff has not change any wording since the first reading and the response from the residences seems to be positive. Comments and questions from BOA to staff regarding the set up and installation were addressed and Mayor Jungmeyer opened the discussion up to any questions or comments from the board or public

Alderman Stark made a motion to have the Bill No. 2012-28 read by title only, seconded by Alderman Turner, Alderman Stark moved that we accept the 2nd reading of Bill No. 2012-28 and placed on final passage as Ordinance No. 09102012, this motion was second by Alderman Turner, by the following 6 – 0 roll call vote this ordinance was adopted.

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

Topic for Discussion

Joey McLiney addressed the BOA in regards to the G.O. Bonds for 211th Interchange, he passed out packets with outline steps for issuance – calendar of events, application for rating (S&P) and why and premium capital appreciation 10 % spreadsheets and explained the steps that are required and requesting to move forward. Several BOA had comments, concerns and questions for Mr. McLiney, he explained in depth each step and process. City Administrator Brad Ratliff, commented to the BOA that staff is still and will continue to look for more funds. The BOA was all in agreement to have Mr. McLiney move forward with the Ordinance authorizing Issuance. The BOA also asked Mr. McLiney about NID funds.

Budget Workshop

The Aldermen were given copies of the projected Budget and line items for the upcoming fiscal year 2012-2013. City Administrator entertained questions regarding the budget and reviewed the line items under each heading. City Administrator Mr. Ratliff pointed out to the aldermen that starting October 1, Trudy Prickett, Business Office Coordinator will now have code numbers for each line item and instead of making spreadsheets, she will now be able to type in the code in the account system and it will print out all the information regarding that line item. He also mentioned that if you look at the revenues, we basically have no changes and talked about use tax issues and we have already enforced that tax and we will not see that affecting us. Elected officials and Admin/Finance stayed the same with an exception to the website. Law Enforcement had a few changes and Chief Gurin explained to the BOA that they have requested IT hardware- in car computers which will assist in the reporting process being more efficient. Brad went on to Municipal Court and the only change there is IT expense on the upgrades .Emergency Management zero'd out and Planning – Codes had one increase change to the budget and that will be Contract Planning- this will be for Gary Mallory and Mike Bailey plan reviews.

Brad Ratliff went on to add Public Works had an increase in the Safety Equipment and added that since we have started doing the safety equipment our workman comp claims have increased. Carl Brooks addressed the BOA in response to Alderman Stark's question as to what the Engineering Services is for and why it had doubled and this time it is unknown. Several of the BOA had comments and questions for Carl Brooks regarding Public Work proposed budget regarding the Safety Equipment and CIP list. Alderman Stark requested that he have that information for the BOA at the next meeting. Brad Ratliff responded to Alderman Fines question regarding the Safety issues and they have been addressed and employees have been written up and management has discussed a Safety incentive program be in put place. Brad Ratliff went on to address buildings and that they have been split up in the budget as Admin Building, Public Works Building and Annex Building and how they will be tracked. The BOA had comments and questions regarding these separate funds and they were addressed and answered by Bard Ratliff and Dave Aldrich, the City's contracted CPA. Park Fund had a few changes, Salaries increased due to the Parks & Rec position that they will be hiring, Payroll taxes, Benefits and Works comp have also increased. Street and Road Fund had no changes. County Grant Expense will focus on Cindy Lane. Gas Tax Fund, LET Fund and Chapter 100 Fund (staff would like to zero the fund out with sidewalks) had no changes and remain the same. Capital Improvement Funds had decreases on the Streets and an increase with Equipment and vehicles with a new police car and a used roller and mower. Several of the BOA had comments and questions for staff regarding this fund, City Engineer Carl Brooks addressed these comments and questions and provide a list of the CIP for the BOA and the next meeting. There were no further questions from the aldermen or the public regarding the budget.

Mr. Ratliff requested to continue next week and informed the board that they must have the budget passed by the September 24th meeting. Staff will bring the rest of the budget that was not discussed tonight back the September 17th Budget workshop meeting.

Alderman Stark requested staff revisit the 316 3rd Street property issues with codes and possible clean up. Alderman Ray commented on the Gas Company going around town and moving gas meters and leaving it a mess, Brad Ratliff assured the BOA that a crew with be going throw town cleaning up after the repairs.

Executive Session

At 9:00 p.m. Alderman Stark made a motion to leave regular session and go into Executive Session for 30 Minutes to discuss potential litigation matters as authorized by §610.021(1) RSMo. & Personnel Matters as authorized by §610.021(3). Alderman Dunsworth seconded the motion. It was approved by the following 6 – 0 roll call vote:

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

At 9:05 p.m. close session commences with all Alderman present, along with Mayor Jungmeyer, Reid Holbrook, City Attorney and Brad Ratliff, City Administrator. The Mayor appointed Mr. Holbrook to be the acting Secretary for the closed session.

At 9:34 p.m., Alderman Stark made a motion to return to regular session and this motion was seconded by Alderman Dunsworth. A roll call vote was taken and the vote was as follows:

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

Adjournment:

On a motion from Alderman Stark, second from Alderman Dunsworth, the meeting was adjourned at 9:47 p.m.

Regular session minutes were taken and transcribed by Josette Poirier, City Clerk. The Executive Session minutes were taken and transcribed by City Attorney, Reid Holbrook.

Josette Poirier, City Clerk

Approved by the Board of Aldermen: _____