

**Board of Aldermen Regular Meeting Minutes  
Monday February 3, 2014**

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 in City Hall at 6:30 p.m. on Monday February 3, 2014. 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, Bob Fines, and Homer Dunsworth. Holly Stark arrived shortly after roll call.

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 Nick Jacobs, City Planner Clifford McDonald, Business Office Manager Trudy Prickett, and Parks & Recreation Director Nathan Musteen.

**Public Comment – Oren Bates – Fire hydrant at E. North Street and E. 3<sup>rd</sup> Street**

Oren Bates addressed the Board pertaining to a fire hydrant on E. 3<sup>rd</sup> street that has been covered with a black bag. He stated that he knows about the hydrant because he walks by it 5 days a week. He stated that since there is no working hydrant there, there is no fire protection for the houses at this location. He said he stopped into City Hall to ask about the hydrant and was told there is no money to replace it.

Waterworks Manager David Shroud addressed the Board pertaining to the issue. He stated that there was a break on Thanksgiving evening and when they came in to use the street saw they tried to use the hydrant to get water and noticed that it was inoperable. He stated that at their staff meeting they weighed the options of replacing the hydrant or to replace the whole line as part of the Capital Improvement Projects this year.

Alderman Stark asked if there was any communication between the City and West Peculiar Fire regarding the hydrant. Staff commented that they contacted Police Chief Gurin and the Fire Station to make sure they knew the hydrant was out of commission.

The Mayor asked staff to come up with a solution as soon as possible.

City Administrator Brad Ratliff stated that he tasked staff with looking at the system as a whole to see if something would be better to wait and replace a line than to repair a hydrant and have to redo it later. He stated that in the past the City did not appear to have much foresight when do projects and this is something he hopes to correct.

**Troutt Beeman & Co. – 2013 Audit presentation**

**Resolution 2014-04 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR,  
MISSOURI TO RECEIVE AND ACCEPT THE AUDIT FOR FISCAL YEAR 2012-2013, WHICH ENDED  
SEPTEMBER 30, 2013.**

Butch Beeman of Troutt Beeman & Co. addressed the Board regarding the annual City Audit for fiscal year 2012-2013. He went through the audit documents with the Board pointing out several details. He stated that the City's financial statements presented fairly which is the highest level of opinion that the auditors can give.

There was further discussion regarding different aspects of the audit.

Alderman Stark asked why there was not a list of corrections to staff procedures that usually accompanies the audit report. Mr. Beeman stated that there were none this year.

Alderman Stark commented that this is the first time since she has been an Alderman that the City has not received that notice.

The Mayor thanked Mr. Beeman and his Company for their report.

Alderman Stark moved to adopt Resolution No. 2014-04, seconded by Alderman Turner and was approved 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 |

**Business**

- A. Bill No. 2014-01 - 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:  
*2<sup>nd</sup> Reading***

City Planner Cliff McDonald addressed the Board regarding the proposed bill. He said that this was presented at the last meeting and there have no changes since the first reading which was passed by a vote of 5-1.

No comments from the Board.

No public comment.

Alderman Stark moved to have the second reading of Bill No. 2014-01 by title only, seconded by Alderman Dunsworth and was approved by a 6-0 voice vote. Alderman Stark moved to accept the second reading of the bill and place on final passage as Ordinance number 02032014, seconded by Alderman Gallagher and approved by the following 4-2 roll call vote.

|                    |     |                 |     |
|--------------------|-----|-----------------|-----|
| Alderman Gallagher | Aye | Alderman Ray    | Aye |
| Alderman Dunsworth | Aye | Alderman Stark  | Aye |
| Alderman Fines     | Nay | Alderman Turner | Nay |

**B. Bill No, 2014-02 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AND ACCEPTING THE MODOT COST SHARE SUPPLEMENTAL AGREEMENT NO 1 FOR THE I-49 AND 211<sup>TH</sup> STREET INTERCHANGE (CASS COUNTY), MISSOURI**  
*1<sup>st</sup> Reading*

City Engineer Carl Brooks addressed the Board regarding the supplemental agreement with MoDOT. He says that the good news is that construction costs have gone down but utility relocation has risen. The agreement outlines that this project will cover from S. Peculiar Drive on the West side to the newly relocated East Outer Road. From the East Outer Road to School road will be 100% on the City. In the original agreement it was understood that the City would need to issue its Bonds and give the money to MoDOT 90 days prior to the bid opening but with this agreement that timeframe would drop to 5 weeks.

Brad commented to the Board stating that the City will be going after several funding initiatives this year to lighten the burden to the citizens for the interchange.

There was further discussion about what the project would encompass.  
No public comment.

Alderman Stark moved to have the first reading of Bill No. 2014-02 by title only, seconded by Alderman Dunsworth and was approved by a 6-0 voice vote. Alderman Stark moved to accept the first reading of the bill, seconded by Alderman Dunsworth and approved 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 |

**C. Resolution No. 2014-05 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH GARY IRVIN CONSTRUCTION LLC FOR THE PURPOSE OF PERFORMING POLICE ANNEX BUILDING IMPROVMENTS AT THE PECULIAR CITY HALL ANNEX BUILDING LOCATED AT 224 AND 226 NORTH MAIN STREET IN PECULAIR, MISSOURI**

City Engineer Carl Brooks addressed the Board regarding the improvements at the Police Annex Building. He outlined the steps he took to prepare the project for Bid, bid the project out, and determine why he chose the selected contractor. He outlined the scope of the project and cost for individual equipment to be supplied for the project. Staff recommended awarding the contract to Gary Irvin Construction in the amount of \$72,737.

Alderman Turner asked where the generator would be located.  
Staff responded that it would be located on the Northwest corner of the building in the alley.

No public comment.

Alderman Stark moved to adopt Resolution No. 2014-05, seconded by Alderman Turner and was approved 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 |

### Topics for Discussion

**A. Video Conference Call Voting Policy**

City Clerk Nick Jacobs addressed the Board regarding whether or not to adopt a policy concerning videoconference voting. Last year state legislature passed a bill to allow government entities to cast roll call votes via videoconferencing. The bill was vetoed by the Governor and then overturned by legislature. Missouri Municipal League sent a sample policy out for any City who would like to adopt a policy on this matter and that is what is before the Aldermen tonight for discussion.

There was some discussion pertaining to the number of uses in a 12 month period. The direction of the Board was to place a limit of 2 (two) uses in a 12 month period. The Board asked for it to come back at the next meeting with 2 (two) being the number of uses in a 12 month period.

**B. Code of Conduct**

The Mayor addressed the Board with a written Code of Conduct he had prepared for the officials of the City both elected and appointed. He looked at neighboring Cities Codes of Conduct and came up with what he feels are the basic ethical principles that officials should be held to.

There was some discussion amongst the Board pertaining to whether this should be adopted as an Ordinance or just as a policy via Resolution.

After discussion it was decided to bring it back to the Board on February 18<sup>th</sup>.

### **C. City Logo**

Parks & Recreation Director Nathan Musteen addressed the Board pertaining to the revisions to the City Logo. He stated that this is the last redraw that is in the contract and further redraws would require another contract or a different firm. The Board liked the adjustments that had been made.

There was some further discussion amongst the Board and it was decided to bring it back February 18<sup>th</sup> for approval.

The Mayor announced a 5 minute Recess at 8:17 pm to be reconvened 8:22 pm.

### **D. Economic Development Incentive Policy**

City Planner Cliff McDonald addressed the Board pertaining to the Economic Development Incentive Policy. This had been brought before the Board before and was drafted by Gilmore & Bell, McLiney & Co., and City Staff. This policy was using Raymore's incentive policy as a basis. This policy is another tool the City can add to its toolbox.

Alderman Stark asked about PILOT Payments (Payment in Lieu of Taxes).

Staff commented that they asked this question and that the Incentive Policy outlines the minimum not what the actual will be. Each situation will be negotiated.

There was further discussion amongst staff and the Board pertaining to individual details of the policy.

It was determined that this policy will be brought back to the Board at the next meeting for adoption.

### **E. Land Use Matrix**

City Planner Cliff McDonald addressed the Board pertaining to the proposed Land Use Matrix. He stated that the Ordinance was recently reviewed by Legal Staff and that nothing significant was changed since it was previously presented. He stated that the Planning Commission had been working on this for the last 10 months. He outlined the basis for the requirement of the Matrix.

Alderman Turner stated that this has not gone before the Planning Commission for final approval as that will happen the next Thursday.

Alderman Stark asked Alderman Ray since she is the liaison to the Downtown Peculiar Arts and Culture District (DPACD) if they were fine with this proposed Matrix. Alderman Ray stated that DPACD has not communicated any further problems with the proposed Matrix.

This will be brought back for a public hearing and the first reading of the Bill on the 18<sup>th</sup> of February.

### **Alderman Concerns or Additional Topics for Discussion by Aldermen**

Alderman Gallagher asked about the new trucks that were purchased.

Brad commented that there were 5 new trucks purchased, 2 for Water, 2 for Street, and 1 for Sewer.

Alderman Ray commented that Raymore had issued a statement saying that vehicles should be parked on even number side of streets for the upcoming snow event.

Brad commented that in Peculiar it is determined that vehicles park on the odd side of the road.

Alderman Fines made a comment about the low-water bridges in town being replaced since the County just replaced the ones on School Road. He also commented on a new method of installing sewer line and asked if staff was familiar with the process. Staff commented that he had heard of the new method but it is more expensive than traditional installation.

Alderman Stark commented that the City did a fairly good job on snow removal recently.

### **Aldermen Directives Reported by City Administrator**

Comprehensive Water CIP will go before the Board in April

Audit was accepted by the Board.

Update Ordinance dealing with Saferooms

Bring back bill for supplemental agreement

Mayor to sign agreement with Gary Irvin Construction for Police Annex Renovations.

Bring back Videoconferencing policy for February 18<sup>th</sup>

Bring back Code of Conduct for February 18<sup>th</sup>

Bring back City Logo for February 18<sup>th</sup>

Bring back Economic Incentive Policy for February 18<sup>th</sup>

Bring back Land Use Matrix for February 18<sup>th</sup>

### **Adjournment**

On a motion from Alderman Stark, second from Alderman Gallagher, the meeting was adjourned at 9:00pm with a 6-0 voice vote.

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: 2/18/14