

**Board of Aldermen Regular Meeting Minutes
Monday June 2, 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 June 2, 2014. Mayor Holly Stark called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following aldermen responded to roll call: Veronika Ray, Donald Turner, Bob Fines, Jerry Ford, Kelsie McCrea and Patrick Roberts.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Engineer Carl Brooks, Police Sargent James Kirkpatrick, City Clerk Nick Jacobs, City Planner Clifford McDonald, Business Office Manager Trudy Prickett, and Parks & Recreation Director Nathan Musteen.

Public Comment – Phillip Ware – Twin Oaks HOA

Phillip Ware addressed the Board regarding the status of the Twin Oaks Home Owners Association. He stated that they recently held their election to reinstate the HOA and there were 64 votes cast, 63 for and 1 against. The current members of the Board are Hubble Hill, Marcia Majors, Phillip Ware, Rob Stottlemire and Jamie Haberstat. He stated that the current route they are taking is to have the original HOA reinstated instead of creating a new association.

Alderman Ford asked how the HOA would deal with current violations to the existing Covenants, Codes & Restrictions. Mr. Ware stated they would grandfather anything prior to the establishment of the HOA, and inventory everything so they have a starting point. He also stated that the HOA would look at the possibility of collecting payment for any vacant lots that the HOA would mow.

Mayor Stark thanked Mr. Ware for his update.

Business

- A. Bill No. 2014-15 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE REZONING OF S.A. HOLDINGS, INC.'S LOT 6, TWIN OAKS COMMERCIAL, COMMONLY KNOWN AS 721 AND 725 J. HIGHWAY.**
**2nd Reading*

City Planner Cliff McDonald addressed the Board regarding the rezoning request. He stated the Board held their public hearing on May 19th. No public comment for or against was made at the public hearing. He commented that this is not necessarily the best use of the property, staff feels it is best to utilize it as an R-2 than it sit vacant.

No Board comment.
No public comment.

Alderman Roberts moved to have the second reading of Bill No. 2014-15 by title only, seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Roberts moved to accept the second reading of the bill and place on final passage as Ordinance number 06022014, seconded by Alderman Ford and approved by the following 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

- B. Bill No. 2014-18 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING PECULIAR MUNICIPAL CODE § 500.070 C "WATERLINE STANDARDS FOR THE CITY OF PECULIAR."**
**2nd Reading*

City Engineer Carl Brooks addressed the Board regarding the new waterline standards. He said the City does not really have a minimum waterline standard in the City of Peculiar. This will establish a minimum water main size of 8 inches in diameter.

No Board comment.
No public comment.

Alderman Ford moved to have the second reading of Bill No. 2014-18 by title only, seconded by Alderman Turner and was approved by a 6-0 voice vote. Alderman Ford moved to accept the second reading of the bill and place on final passage as Ordinance number 06022014A, seconded by Alderman Fines and approved by the following 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

- C. Resolution2014-34 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING A CLASS I LIQUOR LICENSE FOR THE RAYMORE-PECULIAR BAND**

BOOSTERS CONTINGENT UPON SUBMITTAL OF A COMPLETE APPLICATION AND FEE FOR THE ANNUAL TRACTOR PULL EVENT SCHEDULED FOR JUNE 21, 2014.

City Clerk Nick Jacobs addressed the Board. He stated that this will allow them to sell alcohol at the annual tractor pull. He stated that he spoke with the president of the Band Boosters and she indicated that she could not get the application in before the meeting. By approving the resolution it would allow staff to issue the license upon receipt of a completed background check, completed application and requisite fee. Staff felt it would be best to preapprove the issuance so there is no last minute things to take care of days before the tractor pull.

No Board comment.
No public comment.

Alderman Roberts moved to adopt Resolution No. 2014-34, seconded by Alderman Turner and approved by the following 6-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Fines	Aye	Alderman Turner	Aye

Topics for Discussion

A. Sewer Rate Study

City Administrator Brad Ratliff addressed the Board. He gave a brief overview of the path the City is currently on and what is in the works as far as rate studies. Ben Hart from Allen Gibbs and Houlik addressed the Board. He stated that his company has put together a forecast to try and see the impact on the Sewer rates. He gave an overview of the services the City provides and that they should have a charge associated that covers the cost of doing business. He gave a history of the sewer rates. He gave several options for potential rate increases. Each option having its own highs and lows in reference to which line items would be funded and which would be unfunded. The staff recommended choice for a rate increase would be to raise each sewer rate by \$0.55 every year. This scenario would fund \$3 million in bond issuance and \$1 million for cash funded capital improvements over the period between 2015-2019.

Aldermen Turner asked how increasing the rate higher than \$0.55 in the first 2 scenarios could not fund as much as the proposed rate. Staff commented that it is not the same comparison because the scenarios do not directly correlate. Even with the \$0.55 the fund is still underfunded, but is palatable to the residents and the City.

Aldermen Ray asked what the \$12 Sewer Bond on the bill is for.
Staff commented that it did the emergency repairs necessary and are in the ground now.

Alderman Roberts commented that staff needs to get the info out to the public so they know it is coming and can understand it. he suggested having a meeting to inform the public.
Alderman Ray agreed with Alderman Roberts.

B. Streetlight Banners and Christmas Decorations

City Engineer Carl Brooks addressed the Board to talk about the new Christmas decorations around the City. He stated that some of the decorations are nearly 30 years old. He gave some scenarios about replacing the banners and Christmas decorations. Mayor Stark added that in other Cities, civic organizations put up the Christmas decorations.

There was some discussion amongst the Board regarding how to go about replacing the decorations.

The general consensus of the Board was to do a 3 year replacement program beginning in the next fiscal year to replace all of the decorations.

C. Recycling Dumpsters

Brad Ratliff addressed the Board. He said before he came to the City there was a big debacle over dumpster enclosures. The City requires all dumpsters to be enclosed by Ordinance. Now with the increase in recycling, there are recycling dumpsters popping up around town. Staff is trying to get the Board's direction on what to do about recycling dumpsters.

There was some discussion amongst the Board and the end result was to leave it alone and not change anything.

Aldermen Concerns or Additional Topics for Discussion by Aldermen

Alderman Fines asked about the fire hydrant on E. 3rd St.
Staff commented that it is part of the capital improvement projects that is coming.

Alderman Ford commented about a memo for record from City Planner Cliff McDonald to the Twin Oaks HOA. He asked staff to give an overview of the memo.

Cliff McDonald addressed the Board stating the HOA would be responsible for all street lights within the subdivision per the current recorded Covenants, Codes and Restrictions. This would be fine if Twin Oaks was a gated private subdivision but that is not the case. He stated through discussions with Mr. Ware and other members of the Twin Oaks HOA that the only street lights that would be required for the HOA to pay for and maintain and they are the 10 decorative street lights on Twin Oaks Parkway since they are above and beyond the normal lights.

There was further discussion amongst the Board and staff.

Alderman Ford also asked about a piece of property at School Rd and Elm Street. He requested that staff talk to the owner about potentially turning it into a pocket park. Mayor Stark stated that there are no parks on that side of the Interstate and she does not know how the Park Board feels about taking on the extra responsibility. It was determined to send it to the Park Board for discussion.

Alderman Ford asked about a status update about the kids at play signs around town. Staff commented that they are compiling a list and will report back on the 16th.

Alderman McCrea asked about why Excalibur was taking water from McKernan Park last week. Staff commented that he was hauling water to City Lake to wash the shelter. She asked about who is responsible for repairing the curb at the end of the driveway. Staff commented that previously staff would try and work with the resident to get it replaced. Staff would like to privatize this and contract it out and pass the cost to the customer. In the end it was determined that it is citizens' responsibility. She asked about if a noise ordinance is in place. Staff commented that it will fall under the peace disturbance section of code. The key is that someone must sign the complaint. She asked how tall is too tall for grass. Staff commented that it is 10 inches. Lastly she asked if there was a rule against overnight parking in the parks. Staff stated that there is a section of code that states the park is closed midnight to 6am. Staff is going to present to the Park Board at the next meeting to have no overnight parking.

Aldermen Roberts asked about the power pedestals at the City Lake. Staff commented that the power is currently shut off, but if the Boy scouts submit to camp overnight at the lake staff will turn them on for them.

Alderman Ray asked about the No Parking sign on Shari Drive. Staff commented that the North side of the street is labeled no parking based on City Ordinance.

Aldermen Directives Reported by City Administrator

Aldermen are fine with Twin Oaks progress.
Bill 2014-15 approved and will be implemented.
Bill 2015-18 for water main standards was approved and will be implemented.
Resolution 2014-34 Liquor License for the Band Boosters was approved contingent upon them submitting necessary documentation.
Staff will move forward with preparing the budget and figuring in the \$0.55 increase in sewer rates.
Street Light banners and decorations will all be replaced over a 3 year period beginning next fiscal year.
Recycling dumpsters no comment.
Fire Hydrant status at 3rd and North st.
Send to Park Board consideration of Pocket Park at Elm and School Road.
Add Children at Play sign to Cindy Lane.
Possible posting of weight limit on Park Parking lots.

Brad asked if the Board wanted a separate meeting for the \$0.55 Sewer increase. Alderman Turner stated we could combine the \$0.55 Sewer increase meeting with the 211th Street interchange meeting.

The Board asked if Mayor Stark would give an update on the recent trip to Washington D.C. for the TIGER Grant submittal. Mayor Stark stated that it was a very good trip. They met with Representative Hartzler first and her transportation staff member stated that in his opinion the City's TIGER Grant submittal was the best in Missouri. Senator Blunt was excited about the project. Mayor Stark stated the best response was from Senator McCaskill's office. Her transportation aide was very familiar with the project and felt the City has a good chance. All in all, the trip was seen as a success. Staff commented that the City should hear about the TIGER Grant by September. Brad praised the staff involved with the TIGER Grant submittal.

Adjournment

On a motion from Alderman Ford, second from Alderman Ray, the meeting was adjourned at 8:34pm with a 6-0 voice vote.

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

Nick Jacobs, City Clerk

Approved by the Board of Aldermen: 06/16/2014