

**Board of Aldermen Regular Meeting Minutes
Monday July 21, 2014**

A regular 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 July 21, 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: Jerry Ford, Patrick Roberts, Bob Fines, Donald Turner, Kelsie McCrea and Veronika Ray.

City Staff present for the meeting were City Administrator Brad Ratliff, City Clerk Nick Jacobs, City Attorney Reid Holbrook, Chief of Police Harry Gurin, Parks & Recreation Director Nathan Musteen, and City Engineer Carl Brooks.

Consent Agenda

- A. Approval of the Agenda**
- B. Approval of the Draft Minutes of June 16, 2014 BOA Meeting.**
- C. Approval of the Draft Minutes of June 23, 2014 Special Training Meeting**
- D. Approval of the Draft Minutes of July 7, 2014 Work Session Meeting.**

On a motion made by Alderman Roberts and seconded by Alderman Ford consent agenda was approved by a unanimous voice vote.

Employee of the Quarter Presentation – Amiee Boyd

City Administrator Brad Ratliff addressed the Board. He gave a brief overview of the reasons why Amiee was selected as employee of the quarter. He praised her for her good work.

Mayor Stark said she appreciates Amiee’s spirit and compassion for the citizens.

Amiee addressed the Board and thanked them for the appreciation.

**Mayor’s Appointments – Paul Cannova, Scott Greener, Rick Schopfer and Cathy Wansing to Police Advisory Board
Resolution 2014-37 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR,
MISSOURI APPROVING THE APPOINTMENT OF PAUL CANNOVA, SCOTT GREENER, RICK
SCHOPFER, AND CATHY WANSING TO THE POLICE ADVISORY BOARD**

Mayor Stark addressed the Board regarding the appointments to the Police Advisory Board. She stated that one of the things she wanted to do was to reestablish the Police Advisory Board. This resolution would appoint all members to the Board for 1 year.

Alderman Turner asked if there would be staggered terms.

Mayor Stark commented that it can be hard to get volunteers when the term is set for 2 and 3 years since the individuals may not know where they will be in 2 to 3 years.

No public comment.

Alderman Roberts made a motion to adopt Resolution No. 2014-37. The motion was seconded by Alderman Fines and was accepted by a 6-0 roll call vote.

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

**Steven Riley – to Park Board
Resolution 2014-38 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR,
MISSOURI APPROVING THE APPOINTMENT OF STEVEN RILEY TO THE PECULIAR PARK BOARD**

Mayor Stark addressed the Board stating that Mr. Riley will take the seat of Doug Stark who resigned from the Park Board.

There were no Board comments

No public comment.

Alderman Ford made a motion to adopt Resolution No. 2014-38. The motion was seconded by Alderman Turner and was accepted by a 6-0 roll call vote.

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

New Business

A. Resolution 2014-39 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH THE INSTITUTE FOR BUILDING TECHNOLOGY AND SAFETY (IBTS) FOR THE PURPOSE OF SECURING PLAN REVIEW AND CONSTRUCTION INSPECTION SERVICES FROM AUGUST 1ST, 2014 THRU JULY 31ST 2016.

City Planner Cliff McDonald addressed the Board. He stated that this agreement will be for on call services only. He stated the fees are very comparable and that they do not issue any permits, they provide the necessary information to the City who issues the permits.

Alderman Fines asked if this is a temporary agreement that lasts 2 years regarding how much we use them. Staff commented that yes it is an on call basis and it will be at the Board's discretion whether to renew in 2 years.

Alderman Turner asked about comparing IBTS to our own inspection and fees. Staff commented that it is on the bottom of page 29 of the packet.

Alderman Ray asked if the fees are paid by the developer. Staff commented that yes the fees will be paid entirely by the developer.

Alderman McCrea asked that initially this was supposed to be for commercial and industrial but the agreement includes residential and wanted to know why. Staff commented that the residential is included in the package simply if our staff is out of the office or otherwise overbooked.

No public comment.

Alderman Roberts made a motion to adopt Resolution No. 2014-39. The motion was seconded by Alderman Ford and was accepted by a 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. 2014-22 - AN ORDINANCE OF THE CITY OF PECULIAR, MISSOURI AMENDING PECULIAR MUNICIPAL CODE § 500.065 "ADOPTION OF STANDARD SPECIFICATION AND DESIGN CRITERA."
*1st Reading**

City Engineer Carl Brooks addressed the Board. He stated that this is the same information that was presented to the Board 2 weeks ago as a topic for discussion. This report is available because the City received a grant to pay for it.

Tony O'Malley from Larkin and Associates addressed the Board. Tony gave a short presentation and touched on topics such as: water rates, new transmission main, upgrades to current system, and projected rates for the future based on water source.

Brad commented that this is a very comprehensive look at the current system and the steps which need to be taken.

There was some discussion amongst the Board regarding the importance of the projects outlined in the report.

No public comment.

Alderman Roberts made a motion to have the first reading of Bill No. 2014-22 by title only. The motion was seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2014-22. The motion was seconded by Alderman Ford and was accepted by a 6-0 voice vote.

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

C. Resolution 2014-40 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AND ACCEPTING THE AGREEMENT BETWEEN CITY OF PECULIAR AND LAMP, RYNEARSON & ASSOCIATES, INC DBA LARKIN LAMP RYNERSON FOR THE ENGINEERING DESIGN, ENGINEERING SURVEY, CONSTRUCTION ADMINISTRATION, AND PART-TIME CONSTRUCTION OBSERVATION OF THE KANSAS CITY WATER SUPPLY TRANSMISSION MAIN, MASTER METER AND APPURTENANCES.

Carl Brooks addressed the Board. He gave an overview of the scope of the project. He stated this is a big step forward even though the turning of the valve with Kansas City is 3 years out. He stated that staff has worked with the engineer to reduce engineering cost to put more pipe in the ground. In the last 2 weeks they have reduced the engineering cost by \$120,000 bringing the cost for engineering services to 10% which is well below engineering standards.

Alderman Turner asked if both agreements are approved, what the next step is. Staff commented that staff is trying to get all of the projects into MoDNR to try and get approved for SRF funding.

There was further discussion amongst the Board regarding the importance of the project.

No public comment.

Alderman Roberts made a motion to adopt Resolution No. 2014-40. The motion was seconded by Alderman Ford and was accepted by a 6-0 roll call vote.

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

D. Resolution 2014-41 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, APPROVING AND ACCEPTING THE AGREEMENT BETWEEN CITY OF PECULIAR AND LAMP, RYNEARSON & ASSOCIATES, INC DBA LARKIN LAMP RYNERSON FOR THE ENGINEERING DESIGN, ENGINEERING SURVEY, CONSTRUCTION ADMINISTRATION, AND PART-TIME CONSTRUCTION OBSERVATION OF THE CIP WATER MAINS NOS. 1, 2, & 3; AND A SIDEWALK ALONG ROUTE C FROM CITY HALL TO THE I-49 INTERCHANGE.

Carl Brooks addressed the Board. He stated that since this was presented at the last meeting the surveying cost has increased by \$3000 to include the sidewalk project from City Hall to the J/C interchange. With this project the City is going to have 3 different water main sizes designed and will be bid out the same so the City can see the price difference.

There was further discussion amongst the Board.
No public comment.

Alderman Roberts made a motion to adopt Resolution No. 2014-41. The motion was seconded by Alderman Ford and was accepted by a 6-0 roll call vote.

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

Topic for Discussion

A. Comprehensive Plan Update

Cliff McDonald addressed the Board regarding an update to the City's Comprehensive Plan. The company staff has selected is Gould Evans. He states that the plan just needs some minor updating. The primary reason for the update is for the development of a Commercial Highway District with a finish schedule that the City should expect along I-49. The process should take between 6 to 8 months to complete. Staff is confident in Gould Evan's ability to give a quality finished product.

Alderman Fines asked if this is a regular occurrence or is the update because of changes.
Staff commented that the Comprehensive plan is typically updated every 5-7 years.

Alderman Turner asked if the update is for the whole city.
Staff commented that yes it will be for the whole city.

Mayor Stark stated that it is necessary to look at and update the Comprehensive Plan as needed to make sure that the document is relevant for years to come.

B. Carolla Engineers Draft Scope and Fee for Sanitary Sewer in the NW Area of Peculiar

Carl Brooks addressed the Board. He stated that this was going to be an item for business but staff has not received the engineering contract thus it was placed as a topic for Discussion.

C. Bank Card Fee update

City Clerk Nick Jacobs addressed the Board regarding the implementation of a bank card fee. He stated that the City currently has to pay approximately \$24,000 in fees for credit/debit cards. He stated that the credit card processing company would assess a charge of \$4.50 if the Board decides to move forward. The fee was derived by the processing company to counteract the \$24,000 in fees.

Alderman Roberts stated that this fee is strictly to pay the cost of the City's expense for processing.

After discussion amongst the Board, it was decided to implement the fee on September 1st.

City Administrators Report

Downtown Market has expanded to the alley way and is continuing to grow. Brad will be attending a meeting next Tuesday with MARC to try and get \$1.1 million dollars towards the 211th Street Project. The 2014/15 budget numbers should be initially at the next meeting with a more in depth discussion on August 18th. Brad will be attending a meeting with Meadow View Estates to give them an overview of what is going on in the City. The Police Station has the Electronic Locks installed. The new traffic signals are beginning to be installed. The Raisebeck project is somewhat stalled due to lack of grass on the

contractors part. Aaron Reid who was with the City for 11 years has left and gone to work for the railroad. Steve Spencer from Public Works has transitioned down to the Sewer department and the City is currently accepting applications to fill his spot.

Mayor Stark said she had lunch with some of the senior citizens at the Baptist Church. The meeting went over well. She also attended the League of Cities meeting which turned out good as well.

There was some discussion amongst the Board regarding the lights at the J/C Interchange and the timing of the lights.

Alderman Concerns

Alderman McCrea asked about the ability to “piggy back” on Lee’s Summit’s contract for curb and gutter. Staff commented that Lee’s Summit did not write their contract to allow “piggy backing”.

Alderman Ford asked about the ability for the City to have real estate listing on the City’s website. Staff commented that they tried about 5 years ago and did not receive a good turnout at all. It was determined to get more information and try again.

Alderman Ray asked if they will be paving the road where they replaced the fire hydrant. Staff commented that yes there will be pavement placed back where there is currently gravel.

Alderman Directives

- Chief will notify new members of Police Advisory Board.
- Nathan will notify Steven Riley of his approval to the Park Board
- Mayor will sign contract with IBTS
- Bring back design standards for 2nd reading
- Approved the agreement for transmission main
- Approved the agreement for the CIP projects and sidewalk
- Bring contract for Comp Plan update to next meeting
- Bring contract with Carolla Engineers for next meeting
- Implement Bank Card Fees on September 1
- Put Larkin Powerpoint on line for residents
- Set up tour of Police Facility
- Follow up with Spectrum on Location 1.

Adjournment

On a motion from Alderman Ford, second from Alderman Fines, the meeting was adjourned at 8:26pm 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: 8/18/14