

**Board of Aldermen Regular Meeting Minutes
Tuesday September 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 Tuesday September 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: Donald Turner, Bob Fines, Jerry Ford, Kelsie McCrea, Patrick Robert and Veronika Ray.

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.

Proclamation – Emmett “Frosty” Smith - Civic Involvement

Mayor Stark read the proclamation aloud thanking Mr. Smith for his contributions to the community.

Emmett Smith thanked everyone and said he is pleased to see the direction the City is growing and moving toward.

Business

A. Resolution 2014-48 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH TASCO CONSTRUCTION FOR THE PURPOSE OF PERFORMING VARIOUS IMPROVEMENTS AT THE POLICE STORAGE FACILITY LOCATED AT 22715 JOE HOLT PARKWAY IN PECULIAR, MISSOURI

City Engineer Carl Brooks addressed the Board. The work includes pushing in the foundation of the former modular home as well as erecting a fence around the property. There were 2 bids received and both were within the realm of the engineer’s estimate. All references for Tasco construction said they were pleased with the work and would hire them back.

No Board comments.

No public comment.

Alderman Roberts moved to adopt Resolution No. 2014-48, 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. 2014-24 - A ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AND ACCEPTING THE MODOT MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION COST APPORTIONMENT AGREEMENT FOR THE ROUTE C SIDEWLAK IMPROVEMENTS FROM I-49 J/C BRIDGE TO CITY HALL 250 S. MAIN STREET CASS COUNTY, MISSOURI

**1st Reading*

Carl Brooks addressed the Board. This is an agreement with MoDOT to run a sidewalk from City Hall to the J/C Interchange. MoDOT has partnered with the City and offered \$70,000 to the City for the project which is over 50% of the construction cost. This is another example of MoDOT being willing to continue partnering with the City.

Alderman Fines asked how wide the sidewalk would be.

Staff commented it would be 5 feet.

Alderman Roberts stated he has wanted to see this for years since he has seen wheelchairs being utilized in the street and commended staff.

No public comment.

Alderman Roberts moved to have the first reading of Bill No. 2014-24 by title only, seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Roberts moved to accept the first reading of the bill, seconded by Alderman Ford and approved by the following 6-0 roll voice vote.

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

C. Resolution 2014-49 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI ADOPTING THE FISCAL YEAR 2014-2015 OPERATING BUDGET FOR THE CITY OF PECULIAR AND AMENDING THE FISCAL YEAR 2013-2014 OPERATING BUDGET.

City Administrator Brad Ratliff addressed the Board. He stated that the budget was increased only 4%. He gave a broad overview of the details of the presented budget. He spoke at length of the Capital Projects that have been identified in the budget as well as other incentive tools for the 211th street interchange that will be coming in the next fiscal years. With the Budget there will be 3 new employees added which are a new Police Officer, a new Park Maintenance Worker and an I.T. Systems Administrator. He spoke of a new Work Safety Program that will be implemented during this fiscal to help incentivize employees to stay safe and utilize the various safety equipment available. Brad thanked all of the staff for their hard work on assisting in compiling the final budget to be presented tonight.

Alderman Ford commended Brad and staff for the work they put into the budget.
Alderman Fines commended staff for the hard work that was put into the budget.

No public comment.

Alderman Roberts moved to adopt Resolution No. 2014-49, 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

Topics for Discussion

A. Changes to Purchasing Policy of the City of Peculiar and Purchasing Requirements of the City Administrator

City Clerk Nick Jacobs addressed the Board regarding some proposed changes to City Code. He stated that the first Bill for discussion would change the purchasing requirements of the City Administrator to align his purchasing power with that of the adopted purchasing policy. The second Bill will amend the actual purchasing policy for the City. It will change some references to some erroneous titles of employees as well as change the minimum and maximum purchasing amounts for department heads. It would allow for there to be a 5% leeway on awarding contracts or purchases to Cass County or City of Peculiar businesses. There was another change referencing that projects would no longer be placed in the Kansas City Star but instead be placed on www.demandstar.com, which is a large planning house that contractors all over the country can view and get bidding documents. The final change would allow for staff to execute contracts and purchases above \$10,000 if the contract or purchase is already approved in the current fiscal year budget.

Alderman Turner stated he had a problem with allowing staff to execute contracts and purchases over 10,000 if in the approved budget. He worried that since it is approved already and there is no oversight, staff could purchase outrageous items that are impractical. Staff commented that the items would still have to be bid.

Alderman McCrea stated she liked the Demandstar option of placing it online.
Alderman Ford asked if these changes would still be susceptible to the City's annual audit.
Staff commented yes.

After further discussion amongst the Board it was decided to add something to the \$10,000 + portion to have the City Administrator update the Board each month with the large purchases or contracts.

B. Bill to Define Height and Area Restrictions for the C-1, General Business and C-2, Central Business Zoning Districts.

City Planner Cliff McDonald addressed the Board regarding some proposed changes to the area and height restrictions for C-1 and C-2 zoning. He stated that this was brought to the Planning Commission who reviewed it and approved the changes. He outlined the changes which make C-1 and C-2 zonings more in line with one another.

Mayor Stark asked what the differences between C-1 and C-2 are. As she looked at the setback requirements, she noticed they were the same.

Cliff responded that the variance is in the permitted uses.

Mayor Stark said she would like to see the differences in the permitted uses between the two districts for the next meeting.

C. Code of Ethics for the City of Peculiar

Brad Ratliff addressed the Board regarding the potential adoption of a code of ethics for the City of Peculiar. He stated that this was discussed with the mayor as well as the City Attorney and would act as a guiding point for the elected and appointed officials as well as staff.

Mayor Stark stated this was brought before the previous Board and Mayor in a similar fashion but was not approved for lack of a motion.

Alderman Turner outlined many things he felt were wrong and redundant. He felt that the adoption of Resenburgs Rules of Order was good but the proposed code of ethics was not. He outlined several points he felt violated certain sections of code and other sections that he disagreed with.

There was further discussion amongst the Board and staff but ultimately there was not any direction given to staff on how to proceed.

Aldermen Concerns or Additional Topics for Discussion by Aldermen

Alderman Ford asked about the lights at the entrance of Twin Oaks.
Staff commented they would look into it.

Aldermen Directives Reported by City Administrator

Have the Mayor sign the contract with Tasco Construction.
Bring back MoDOT agreement for 2nd Reading.
Implement the 2014-2015 Budget.
Add to the "over \$10,000 item" of the purchasing policy that the City Administrator will notify the Board of Aldermen.
Bring Height and Area Restrictions Bill with comparison of C-1 and C-2 zonings.
Code of ethics is unknown how to proceed.

Adjournment

On a motion from Alderman Ford, second from Alderman Turner, the meeting was adjourned at 8:02pm 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: 09/15/2014